# CITY OF ONTARIO

## Regular City Council/Housing Authority Meeting
## MARCH 15, 2022

*City Hall*
*303 East B Street, Ontario, CA 91764*

MAYOR PAUL S. LEON • MAYOR PRO TEM ALAN D. WAPNER
COUNCIL MEMBERS JIM W. BOWMAN, DEBRA DORST-PORADA AND RUBEN VALENCIA

CITY CLERK SHEILA MAUTZ • TREASURER JAMES R. MILHISER
CITY MANAGER SCOTT OCHOA • CITY ATTORNEY RUBEN DURAN

### WELCOME TO A MEETING OF THE ONTARIO CITY COUNCIL

All documents for public review are on file with the Records Management/City Clerk's Department located at 303 East B Street, Ontario, CA 91764.

Anyone wishing to speak in person during public comment or on a particular item will be required to fill out a blue slip. Blue slips must be turned in prior to public comment beginning or before an agenda item is taken up. The Clerk will not accept blue slips after that time. To comment by email, submit your comments no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comments to publiccomments@ontarioca.gov. All comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and will be entered into the record.

Comments will be limited to 3 minutes. Speakers will be alerted when they have 1 minute remaining and when their time is up. Speakers are then to return to their seats and no further comments will be permitted.

In accordance with State Law, remarks during public comment are to be limited to subjects within Council's jurisdiction. Remarks on other agenda items will be limited to those items.

Remarks from those seated or standing in the back of the chamber will not permitted. All those wishing to speak including Council and Staff need to be recognized by the Chair before speaking.

### WEARING A MASK DURING THE PUBLIC MEETING IS STRONGLY ENCOURAGED.

If you need special assistance or accommodations to participate in this meeting, please contact

the City Clerk's office at 909-395-2009. Notification of 48 hours prior to the meeting will help the City make reasonable arrangements. Equipment for the hearing impaired is available in the Records Management Office.

## ORDER OF BUSINESS

The regular City Council and Housing Authority meeting begins with Public Comment at 6:30 p.m. immediately followed by the Regular Meeting and Public Hearings. No agenda item will be introduced for consideration after 10:00 p.m. except by majority vote of the City Council.

### ROLL CALL

Wapner, Bowman, Dorst-Porada, Valencia, Mayor/Chairman Leon

### PLEDGE OF ALLEGIANCE

Council Member Bowman

### INVOCATION

Pastor Brian Chen, Great Commission Church

## PUBLIC COMMENTS 6:30 P.M.

The Public Comment portion of the Council/Housing Authority meeting is limited to 30 minutes with each speaker given a maximum of 3 minutes. An opportunity for further Public Comment may be given at the end of the meeting. Under provisions of the Brown Act, Council is prohibited from taking action on oral requests.

To comment by email, submit your comments by email no later than 4:00 p.m. on the day of the meeting by emailing your name, agenda item you are commenting on and your comment to publiccomments@ontarioca.gov. All Comments received by the deadline will be forwarded to the City Council for consideration before action is taken on the matter and entered into the record. As previously noted -- if you wish to address the Council, fill out one of the blue slips at the rear of the chambers and give it to the City Clerk.

## AGENDA REVIEW/ANNOUNCEMENTS

The City Manager will go over all updated materials and correspondence received after the Agenda was distributed to ensure Council Members have received them. He will also make any necessary recommendations regarding Agenda modifications or announcements regarding Agenda items to be considered.

## CONSENT CALENDAR

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below – there will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for a separate vote.

Each member of the public wishing to address the City Council on items listed on the Consent Calendar will be given a total of 3 minutes.

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**1. APPROVAL OF MINUTES**

Minutes for the regular meetings of the City Council and Housing Authority of February 15, 2022, and approving same as on file in the Records Management Department.

**ATTACHMENT:** 20220215 (Not official until approved).pdf

**2. BILLS & PAYROLL**

Bills February 11, 2022 through February 24, 2022, and Payroll February 11, 2022 through February 24, 2022 when audited by the Finance Committee.

**3. ACCEPT A WRITTEN PETITION REQUESTING COMMENCEMENT OF CHANGE PROCEEDINGS TO CHANGE THE RATE AND METHOD OF APPORTIONMENT (RMA) OF THE EXISTING SPECIAL TAX OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH-FACILITIES); ADOPT A RESOLUTION OF CONSIDERATION TO CHANGE THE RMA OF THE EXISTING SPECIAL TAX AND ACCEPT A WRITTEN PETITION REQUESTING TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS OF COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH-FACILITIES) THAT IS AUTHORIZED TO INCUR TO $42,000,000; ADOPT A RESOLUTION OF INTENTION TO AMEND RESOLUTION NO. 2017-124 IN ORDER TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS**

That the City Council consider and:

A. Accept a written petition requesting commencement of change proceedings (on file in the Records Management Department) from Lennar Homes of California, LLC ("Lennar"), to consider a change to the Rate and Method of Apportionment of the existing special tax of the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South-Facilities) (the "CFD") and waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the "Act");
B. Adopt a Resolution of Consideration to change the Rate and Method of Apportionment of the existing special tax of the CFD and set a public hearing on such proposed change as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022; and
C. Accept a written petition requesting commencement of proceedings (on file in the Records Management Department) from Lennar to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur to $42,000,000 and waive certain procedural matters, under the Act; and

D. Adopt a Resolution of Intention to amend Resolution No. 2017-124 in order to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur and set a public hearing on such proposed increase as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF CONSIDERATION TO CHANGE THE RATE AND METHOD OF APPORTIONMENT OF THE EXISTING SPECIAL TAX OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES).

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO AMEND RESOLUTON NO. 2017-124 IN ORDER TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS THAT CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES) IS AUTHORIZED TO INCUR.

**ATTACHMENT:** 20220315 CFD No. 35 Countryside Phase 2 Facilities 01^RESO Consideration to Change RMA^RM
**ATTACHMENT:** 20220315 CFD No. 35 Countryside Phase 2 Facilities^01A RMA EXH A
**ATTACHMENT:** 20220315 CFD No. 35 Countryside Phase 2 Facilities^ 02 RESO^Intention^RM
**ATTACHMENT:** 20220315 CFD No. 35 Countryside Phase 2 Facilities^03 Letter
**ATTACHMENT:** 20220302 CFD No. 35 Countryside Phase 2 Facilities^04 Back-Up Petition Change Proceedings
**ATTACHMENT:** 20220315 CFD No. 35 Countryside Phase 2 Facilities^05 Back-Up Petition Commencement Increase Indebtedness

**4. ACCEPTANCE OF A WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND A RESOLUTION TO INCUR BONDED INDEBTEDNESS**

That the City Council consider and:

A. Accept a written petition (on file with the Records Management Department) from Shea Homes Limited Partnership, to create a Community Facilities District, and to waive certain procedural matters under the Mello-Roos Community Facilities Act of 1982;
B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) (the "CFD") and authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022; and
C. Adopt a Resolution to Incur Bonded Indebtedness of proposed Community Facilities District No. 63 (Olive and Oleander Facilities)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT, PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND

OLEANDER FACILITIES), AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO INCUR BONDED INDEBTEDNESS OF THE PROPOSED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES).

**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities 01^RESO of Intention^RM
**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities^01A Map EXH A.pdf
**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities^01B RMA EXH C.pdf
**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities 02^RESO Incur Bonded Indebtedness^RM
**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities^03 Back-Up Petition.pdf
**ATTACHMENT:** 20220315 CFD No. 63 Olive and Oleander Facilities^04 Back-Up Deposit and Reimbursement Agreement.pdf

**5. AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT WITH MYERS & SONS HI-WAY SAFETY INC. FOR PROCUREMENT OF TRAFFIC CONTROL DEVICES AND MATERIALS**

That the City Council approve and authorize the City Manager to execute Amendment No. 2 to the Goods and Services Agreement (on file in the Records Management Department) with Myers & Sons Hi-Way Safety Inc. of Chino, California, for procurement of traffic control devices and materials in the amount of $25,000, for a revised not to exceed amount of $196,000.

**6. AUTHORIZE A SOLE SOURCE VENDOR TO PROVIDE A CUSTOM DESIGNED FIREWORKS SHOW FOR THE ANNUAL INDEPENDENCE DAY CELEBRATION**

That the City Council authorize and approve a sole source vendor to provide a pyrotechnic custom designed fireworks show for the annual Independence Day celebration.

**7. PRE-AUTHORIZED LIST OF VENDORS TO PROVIDE SPECIALIZED EQUIPMENT, SERVICES, AND TRAINING FOR THE POLICE DEPARTMENT**

That the City Council approve the attached list of pre-authorized vendors.

**8. AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS AND ASSOCIATES FOR ON-CALL ENGINEERING PLAN CHECK SERVICES**

That the City Council approve an Amendment to the Professional Services Agreement (on file in the Records Management Department) with Harris and Associates, of Irvine, California, to provide on-call Plan Checking Services for a revised total annual authorized expenditure of $2,600,000 in FY2021-22 and $2,080,000 in FY2022-23, with a revised overall contract not-to-exceed amount of $5,400,000.

**9. 2021 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2021 HOUSING ELEMENT ANNUAL**

**PROGRESS REPORT**

That the City Council consider and adopt a Resolution authorizing Staff to transmit the 2021 General Plan Annual Performance Report, which includes the 2021 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2021 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV22-001), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

**ATTACHMENT:** 20220315 PADV22-001 2021 General Plan Housing Element^02 RESO^RM
**ATTACHMENT:** 20220315 2021 Ontario General Plan^02 Annual Progress Report

**10. A RESOLUTION OPPOSING INITIATIVE 21-0042A.**

That the City Council adopt a Resolution to Oppose Initiative 21-0042A.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OPPOSING INITIATIVE 21-0042A, A TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT FILED BY THE CALIFORNIA BUSINESS ROUNDTABLE.

**ATTACHMENT:** 20220315 Opposition to Initiative 21-0042A CBRT^RESO^RM

**11. ORDINANCES APPROVING A ZONE CHANGE (FILE NO. PZC21-002) MODIFYING THE OFFICIAL ZONING MAP TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY ZONING DISTRICT AND A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA21-001) REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY DISTRICT**

That the City Council consider and adopt the following:

A. An Ordinance approving a Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district; and
B. An Ordinance approving a Development Code Amendment, File No. PDCA21-001, adding a provision to establish the "AH" (Affordable Housing) Overlay zoning district.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC21-002, A ZONE CHANGE TO MODIFY THE ZONING MAP TO ESTABLISH THE AH (AFFORDABLE HOUSING) ZONING OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING

SECTION 6.01.035, ADDING PROVISIONS TO ESTABLISH THE AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

**ATTACHMENT:** 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-001 CC^01 EXH A-D
**ATTACHMENT:** 20220301 File Nos PGPA21-004 PZC21-002 PDCA21-001 ^03 PC Backup.pdf
**ATTACHMENT:** 20220301 Attachment H-File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^08^ORD^PZC^RM
**ATTACHMENT:** 20220301 Attachment I -File Nos PGPA21-004 PZC21-002 PDCA21-002 CC^09 ORD-DCA^RM

**12. AN ORDINANCE ADOPTING THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN (FILE NO. PSP19-001), ESTABLISHING THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES. THE PROJECT SITE IS BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, EXISTING RIGHT-OF-WAY FOR THE FUTURE CAMPUS AVENUE EXTENSION ON THE WEST, AND GROVE AVENUE ON THE EAST (APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02**

That the City Council consider and approve the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, TO ESTABLISH LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES ON 219.39 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, GROVE AVENUE ON THE EAST, AND CAMPUS AVENUE ON THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

**ATTACHMENT:** 20220315 File No. PGPA19-004 PSP19-001 SOLC SP^01 EXH A - E
**ATTACHMENT:** 20220315 File No PGPA19-004 PSP19-001 SOLC SP^02 EXH F- Public Comments_Redacted
**ATTACHMENT:** 20220315 File PGPA19-004_PSP19-001 ^03 PC Backup
**ATTACHMENT:** 20220315 File No. PGPA19-004 PSP19-001 SOLC SP^04 ORD-SP^RM

**ATTACHMENT:** 20220315 File No. PGPA19-004 PSP19-001 SOLC SP^05 ORD-SP ATTACH A (SP Doc)

**13. AMENDMENT TO AN ARCHITECTURAL SERVICES AGREEMENT WITH HOLT ARCHITECTS, INC. FOR THE POLICE DEPARTMENT HEADQUARTERS IMPROVEMENT PROJECT**

That the City Council authorize the City Manager to execute an amendment to the existing Architectural Services Agreement with Holt Architects, Inc. of Riverside California for the Police Department Headquarters Improvement Project in the amount of $91,436 for a total contract value of $230,822. The Architectural Services Agreement and proposed amendment are on file with the Records Management Department.

**14. REQUEST BY FOGLESONG TOWING & STORAGE INC. FOR THE ONTARIO CITY COUNCIL'S CONSENT TO TRANSFER ITS TOWING CONTRACT TO BENDITO CIELO, INC.**

Staff recommends approval of the request to transfer the towing contract.

## PUBLIC HEARINGS

Pursuant to Government Code Section 65009, if you challenge the City's zoning, planning or any other decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to the public hearing. Affidavits of posting compliance, for all items below, are on file with the Records Management Department.

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**15. A PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), A TENATIVE PARCEL MAP NO. 20147 (FILE NO. PMTT21-010), SUBDIVIDING 95.35 ACRES OF LAND INTO THREE PARCELS, AND A DEVELOPMENT PLAN (FILE NO. PDEV21-018) TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 168,722 SQUARE FEET ON 13.07 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE, AT 1425 SOUTH TOYOTA WAY, WITHIN THE INDUSTRIAL MIXED USE AND WAREHOUSE/DISTRIBUTION LAND USE DISTRICTS OF THE TOYOTA ONTARIO BUSINESS PARK SPECIFIC PLAN (APN: 0238-121-75).**

That the City Council consider and adopt the Resolutions upholding the Planning Commission's approval of the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), Tentative Parcel Map No. 20147 (File No. PMTT21-010) and Development Plan (File No. PDEV21-018), and deny the appeal.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMMENDED, FOR FILE NOS. PMTT21-010 AND

PDEV21-018.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 20147 (FILE NO. PMTT21-010), SUBDIVIDING 95.35 ACRES OF LAND INTO THREE PARCELS TO FACILITATE THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE FILE NO. PDEV21-018, A DEVELOPMENT PLAN TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS ON 13.07 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE, AT 1425 SOUTH TOYOTA WAY, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL^01 AR EXH A
**ATTACHMENT:** 20220315 File No. PDEV21-018 PMTT21-010_APPEAL^02 PC BACKUP
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL^03 RESO-Addendum^RM
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL^04 RES-ADDENDUM Attach A
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL 05^RESO-PMTT^RM
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010_APPEAL^06 RES-PMTT Attachment A.pdf
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL 07^RESO-PDEV^RM
**ATTACHMENT:** 20210315 File No. PDEV21-018 PMTT21-010 APPEAL^08 RES-PDEV Attach A

**16. A PUBLIC HEARING TO CONSIDER THE ARTS DISTRICT WEST PLANNED UNIT DEVELOPMENT (FILE NO. PUD22-001), ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIREMENTS TO FACILITATE A COMMERCIAL DEVELOPMENT ON 0.86-ACRE OF LAND LOCATED AT 125 WEST EMPORIA STREET, WITHIN THE MU-1/LUA-2N (DOWNTOWN MIXED-USE/ARTS DISTRICT - NORTH) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS (APN: 1049-059-14)**

That the City Council consider and waive further reading of an ordinance approving the Arts District West Planned Unit Development, File No. PUD22-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 125 West Emporia Street.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APROVING FILE NO. PUD22-001, THE ARTS DISTRICT WEST PLANNED UNIT DEVELOPMENT, ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES,

AND INFRASTRUCTURE REQUIREMENTS FOR 0.86-ACRE OF LAND LOCATED AT 125 WEST EMPORIA STREET, WITHIN MU-1/LUA-2N (DOWNTOWN MIXED-USE/ARTS DISTRICT – NORTH) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-059-14.

**ATTACHMENT:** 20220315 File No. PUD22-001 CC^01 PC Backup
**ATTACHMENT:** 20220315 File No. PUD22-001 CC 02^ORD^RM
**ATTACHMENT:** 20220315 File No. PUD22-001 CC^03 PUD ATTACHMENT (PUD Doc)

## STAFF MATTERS

City Manager Ochoa

## COUNCIL MATTERS

Mayor Leon
Mayor Pro tem Wapner
Council Member Bowman
Council Member Dorst-Porada
Council Member Valencia

## ADJOURNMENT

**ONTARIO CITY COUNCIL/**
**ONTARIO HOUSING AUTHORITY**
**MINUTES**
**FEBRUARY 15, 2022**
***(Not official until approved)***

## JOINT MEETINGS

The regular meetings of the Ontario City Council and Housing Authority were held on Tuesday, February 15, 2022 at Ontario City Hall 303 E. B Street Ontario, California.

## CALL TO ORDER

Mayor Leon called the Joint City Council and Ontario Housing Authority meetings to order at 6:31 p.m.

## ROLL CALL

| | | |
|---|---|---|
| **PRESENT:** | Mayor/Chairman | Paul S. Leon |
| | Mayor pro Tem/Vice Chair | Alan D. Wapner |
| | Council/Authority Members: | Jim W. Bowman, Debra Dorst-Porada and Ruben Valencia |
| **ABSENT:** | Council/Authority Members: | None. |

Also present were City Manager / Executive Director Scott Ochoa, City Attorney/Legal Counsel Ruben Duran, and City Clerk/Secretary Sheila Mautz.

## PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Valencia.

## INVOCATION

The Invocation was led by Dr. Sylvia Lee Mann, Bethel Congregational Church.

## PUBLIC COMMENTS

One emailed comment from Victoria Pacheco regarding solar panels was distributed to City Council and entered into the record.

Mayor Leon called upon the first speaker:

*Hope Bulderain*, announced the upcoming Relay for Life and invited staff and Council to participate.

*Jennifer Young,* expressed concerns over her open case and asked for support from the Ontario Police Department.

*Sarah Costales*, Director of Development for Shoes That Fit, introduced her non-profit organization and expressed her desire to support the Ontario community.

*Jesse Fonseca*, spoke on Brown Act and contracts with the Ontario International Airport Authority.

## AGENDA REVIEW/ANNOUNCEMENTS

City Manager Ochoa asked Mayor and Council to adjourn the meeting in memory of Fire Captain Walter Bratton.

## CONSENT CALENDAR

City Attorney Duran announced in accordance with Government Code section 54953 (c)(3), the legislative body is required to orally report a summary of a recommendation for a final action on the salaries, salary schedules, or compensation paid in the form of fringe benefits of a local agency executive during the open meeting in which the final action is to be taken. Item No. 12 proposes, in part, the following: An increase of 2% in the base salary range for Executive Management positions. These positions are listed in the Executive Management Compensation and Benefits Profile, which is included in the Agenda Packet. The 2% range increase shall be effective July 4, 2021 and again on July 3, 2022. Additionally, a one-time payment is being recommended for Executive Management positions, in the amount of $10,000 for those assigned to the Police Department or Fire Department, and $7,500 for those assigned to all other City of Ontario Agencies

**MOTION:** Moved by Council Member Dorst-Porada, seconded by Council Member Bowman and carried by unanimous vote 5-0, to approve the Consent Calendar as presented.

### 1. APPROVAL OF MINUTES

The City Council approved minutes for the regular meetings of the City Council and Housing Authority of January 18, 2022, approving the same as on file in the Records Management Department.

### 2. BILLS & PAYROLL

Approved Bills from January 14, 2022 through January 27, 2022 in the amount of $20,259,055.38 and Payroll January 2, 2022 through January 15, 2022 in the amount of $3,676,758.96, when audited by the Finance Committee.

**3. DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION ANNUAL REPORT FOR FISCAL YEAR 21-22**

The City Council adopted a Resolution approving the Downtown Ontario Improvement Association ("DOIA") Annual Report for FY 21-22.

**RESOLUTION NO. 2022-005** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE ANNUAL REPORT SUBMITTED BY THE DOWNTOWN ONTARIO IMPROVEMENT ASSOCIATION FOR THE DOWNTOWN ONTARIO COMMUNITY BENEFIT DISTRICT FOR FY 2021-22.

**4. CHANGE IN FUND OWNERSHIP OF CERTAIN CITY ASSETS**

The City Council authorized the change in designated fund ownership of City asset between the City Fund and Water Fund for the real property located at 404-426 North Euclid Avenue.

**5. A CONSTRUCTION CONTRACT FOR THE 2021 SPRING ALLEY CDBG PAVEMENT REHABILITATION PROJECT**

The City Council Rejected Superior Paving, Inc.'s bid for the 2021 Spring Alley Community Development Block Grant (CDBG) Pavement Rehabilitation Project as being non-responsive; Awarded a construction contract with Onyx Paving Company, Inc. of Anaheim, California, for the 2021 Spring Alley CDBG Pavement Rehabilitation Project in the bid amount of $545,000 plus a ten percent (10%) contingency of $54,500 for a total authorized expenditure of $599,500; and Authorized the City Manager to execute said contract and all related documents and file a notice of completion at the conclusion of all construction activities.

**6. STORMWATER PERMIT COMMON INTEREST, JOINT DEFENSE, AND CONFIDENTIALITY AGREEMENT**

The City Council approved and authorized the City Manager to execute the Municipal Separate Storm Sewer System (MS4) Stormwater Discharge Permit Common Interest, Joint Defense, and Confidentiality Agreement between the County of San Bernardino, City of Ontario, and the co-permittee agencies.

**7. A RESOLUTION APPROVING AN IMPROVEMENT AGREEMENT, IMPROVEMENT SECURITY AND FINAL PARCEL MAP NO. 20027 LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAMNER AVENUE**

The City Council adopted a Resolution approving an Improvement Agreement, Improvement Security and Final Parcel Map No. 20027 located at the southwest corner of Riverside Drive and Hamner Avenue within the Edenglen Specific Plan area.

**RESOLUTION NO. 2022-006** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 20027 LOCATED AT THE SOUTHWEST CORNER OF RIVERSIDE DRIVE AND HAMNER AVENUE.

**8. FIRST AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN ONTARIO HOUSING AUTHORITY AND ONTARIO EMPORIA II HOUSING PARTNERS, L.P. FOR THE DEVELOPMENT OF A 50-UNIT HOUSING DEVELOPMENT LOCATED ON APPROXIMATELY 2.15 ACRES OF LAND BORDERED BY TRANSIT STREET ON THE NORTH, FERN AVENUE ON THE WEST, EMPORIA STREET ON THE SOUTH, AND PALM AVENUE ON THE EAST; AND FIRST AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE CITY OF ONTARIO AND THE ONTARIO HOUSING AUTHORITY, IN AN AMENDED AMOUNT NOT TO EXCEED $10,000,000.**

The City Council and the Board of the Ontario Housing Authority:

A. Adopted the Resolutions approving the First Amendment to the Disposition and Development Agreement ("First Amendment to DDA") between the Authority and Ontario Emporia II Housing Partners, L.P. ("Developer"); and
B. Approved the First Amendment to City Grant Agreement ("First Amendment to Grant Agreement") between the City and the Authority, providing a grant in an amended amount not to exceed $10,000,000; and
C. Authorized the City Manager/Executive Director or his designee to sign all documents necessary to implement the Agreements.

**RESOLUTION NO. OHA-108** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A FIRST AMENDMENT TO DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE ONTARIO HOUSING AUTHORITY AND ONTARIO EMPORIA II HOUSING PARTNERS, L.P. AND MAKING CERTAIN FINDINGS IN CONNECTION THEREWITH.

**RESOLUTION NO. 2022-007** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THAT CERTAIN FIRST AMENDMENT TO CITY GRANT AGREEMENT [EMPORIA PHASE II MULTIFAMILY DEVELOPMENT] CONCERNING THE GRANT OF STATE AND DEVELOPER IN-LIEU FEE FUNDS TO THE ONTARIO HOUSING AUTHORITY FOR THE EMPORIA PHASE II AFFORDABLE HOUSING PROJECT.

**RESOLUTION NO. OHA-109** A RESOLUTION OF THE ONTARIO HOUSING AUTHORITY OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THAT CERTAIN FIRST AMENDMENT TO CITY GRANT AGREEMENT [EMPORIA PHASE II MULTIFAMILY DEVELOPMENT] CONCERNING THE GRANT OF STATE AND DEVELOPER IN-LIEU FEE FUNDS TO THE ONTARIO HOUSING AUTHORITY FOR THE EMPORIA PHASE II AFFORDABLE HOUSING PROJECT.

**9. LEGISLATIVE PLATFORM**

The City Council approved the 2022 Legislative Platform.

**10. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF APPLICATION(S) FOR ALL CALRECYCLE GRANT AND PAYMENT PROGRAMS FOR WHICH THE CITY OF ONTARIO IS ELIGIBLE**

The City Council adopted a Resolution authorizing the City Manager, or designee, to execute the Department of Resources Recycling and Recovery (CalRecycle) grants and payment programs related documents, in a form approved by the City Attorney.

**RESOLUTION NO. 2022-008** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, AUTHORIZING THE SUBMITTAL OF APPLICATION(S) FOR ALL CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) GRANT AND PAYMENT PROGRAMS FOR WHICH THE CITY OF ONTARIO IS ELIGIBLE.

**11. CONSTRUCTION MANAGEMENT AND ENVIRONMENTAL ADDENDUM TO THE EIR FOR THE GREAT PARK PHASE 1 AND AMENDMENT FOR CLEAN CALIFORNIA LOCAL GRANT APPLICATION**

The City Council took the following actions:

A. Authorized the City Manager to execute the Amendment to the Professional Services Agreement with Transtech Engineers, Inc for construction management support and the Environmental addendum to the EIR for the construction of The Great Park Phase 1 in an amount not to exceed $1,478,365; and
B. Authorized the City Manager to execute the Amendment to the Professional Services Agreement with Transtech Engineers, Inc for the Clean California Local Grant application in an amount not to exceed $8,000.

**12. APPROVAL OF ONE-YEAR EXTENSION TO THE MEMORANDUM OF UNDERSTANDING(S) ESTABLISHING COMPENSATION AND RELATED BENEFITS FOR SPECIFIED PUBLIC SAFETY GROUPS, APPROVAL OF A TWO-YEAR MEMORANDUM OF UNDERSTANDING ESTABLISHING COMPENSATION AND RELATED BENEFITS FOR TEAMSTERS LOCAL 1932, AMENDMENTS TO THE COMPENSATION AND BENEFITS PROFILE FOR PART-TIME EMPLOYEES AND EXECUTIVE MANAGEMENT IN ADDITION TO A RESOLUTION TO APPROVE SALARY RANGES AND ARPA PREMIUM FOR THE APPOINTIVE POSITIONS OF CITY MANAGER, FIRE CHIEF, AND POLICE CHIEF, AND AUTHORIZE THE CITY MANAGER TO MAKE ANY NON-SUBSTANTIVE CHANGES WHICH MAY BE NECESSARY TO IMPLEMENT.**

The City Council approved a one-year extension to the Memorandum of Understanding(s) regarding wages, hours, and other terms and conditions of employment between the City of Ontario and the Ontario Police Officers Association and the Ontario Police Management Group from July 1, 2022 through June 30, 2023; approve, contingent upon ratification, a two-year Memorandum of Understanding regarding wages, hours, and other terms and conditions of employment between the City of Ontario and Teamsters Local 1932 from July 1, 2021 through June 30, 2023 pursuant to actions this group will be taking on February 11, 2022; approve amendments to the Compensation and Benefits Profile for Part-time Employees and the Compensation and Benefits Profile for Executive Management effective July 1, 2021, including a Resolution to approve salary ranges and ARPA Premium for the appointive positions of City Manager, Fire Chief, and Police Chief.

**RESOLUTION NO. 2022-009** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO APPROVE THE SALARY RANGES AND THE AMERICAN RESCUE PLAN ACT PREMIUM FOR APPOINTIVE POSITIONS OF CITY MANAGER, FIRE CHIEF, AND POLICE CHIEF.

**13. A CONSTRUCTION CONTRACT, A PROFESSIONAL SERVICES AGREEMENT, AND TWO AMENDMENTS FOR THE WATER MAIN REPLACEMENT PROJECT**

The City Council took the following actions:

A. Approved the plans and specifications and award Contract No. UT 1043 to Gentry Brothers, Inc. of Irwindale, California, for the construction of the Water Main Replacement Project, in the amount of $6,733,324 plus a 15% contingency of $1,009,999, for a total amount of $7,743,323; and authorized the City Manager or designee to execute said contract and file a notice of completion at the conclusion of all construction activities related to the project.
B. Approved and authorized the City Manager or designee to execute a Professional Services Agreement with SA Associates, of Arcadia, California in the amount of $132,000 plus a 15% contingency of $19,800, for a total amount of $151,800 for construction engineering services.
C. Approved and authorized the City Manager or designee to execute two amendments with Kleinfelder, Inc., of Ontario, California, in the amount of $103,765 plus a 15% contingency of $15,565, for a total amount of $119,330 for geotechnical and material testing services; and Wallace and Associates Consulting, Inc., of Murrieta, California, in the amount of $182,068 plus a 15% contingency of $27,310, for a total amount of $209,378 for construction management services.

**STAFF MATTERS**

City Manager Ochoa made no comments.

## COUNCIL MATTERS

Council Member Bowman expressed his condolences to the Bratton family regarding Fire Captain Walter Bratton passing. He also sent his condolences to the Marangio family regarding their recent loss of Joan Marangio.

Mayor pro Tem Wapner expressed his condolences to the Bratton family. Expressed concerns regarding lack of representation on the Chino Unified School District and asked Staff to review the impact of not having a representative on the board.

Council Member Valencia made no comments.

Council Member Dorst-Porada spoke on the Robert Lynn Nelson Art Exhibit at the Chaffey Community Museum of Art.

Mayor Leon spoke on the upcoming Robert Lynn Nelson Art Exhibit and shared his concerns regarding Southern California Edison and solar panels.

## ADJOURNMENT

Mayor Leon adjourned the meetings of the Joint Agencies at 7:02 p.m. in memory of Fire Captain Walter Bratton and Joan Marangio and announced the next regular meeting to be held on Tuesday, March 1, 2022.

Respectfully submitted,

_____
SHEILA MAUTZ, CITY CLERK/SECRETARY

APPROVED:

_____
PAUL S. LEON, MAYOR/CHAIRMAN

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Investments & Revenue Resources<br>Prepared By: Nicole Phillips<br>Staff Member Presenting:<br>Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Cecilia House, Armen Harkalyan<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 3 |

**SUBJECT:** **ACCEPT A WRITTEN PETITION REQUESTING COMMENCEMENT OF CHANGE PROCEEDINGS TO CHANGE THE RATE AND METHOD OF APPORTIONMENT (RMA) OF THE EXISTING SPECIAL TAX OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH-FACILITIES); ADOPT A RESOLUTION OF CONSIDERATION TO CHANGE THE RMA OF THE EXISTING SPECIAL TAX AND ACCEPT A WRITTEN PETITION REQUESTING TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS OF COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH-FACILITIES) THAT IS AUTHORIZED TO INCUR TO $42,000,000; ADOPT A RESOLUTION OF INTENTION TO AMEND RESOLUTION NO. 2017-124 IN ORDER TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS**

**RECOMMENDATION:** That the City Council consider and:

A. Accept a written petition requesting commencement of change proceedings (on file in the Records Management Department) from Lennar Homes of California, LLC ("Lennar"), to consider a change to the Rate and Method of Apportionment of the existing special tax of the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South-Facilities) (the "CFD") and waive certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the "Act");
B. Adopt a Resolution of Consideration to change the Rate and Method of Apportionment of the existing special tax of the CFD and set a public hearing on such proposed change as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022; and
C. Accept a written petition requesting commencement of proceedings (on file in the Records Management Department) from Lennar to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur to $42,000,000 and waive certain procedural matters, under the Act; and
D. Adopt a Resolution of Intention to amend Resolution No. 2017-124 in order to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur and set a public hearing on such proposed increase as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** If City Council approves the increase in the aggregate amount of bonded indebtedness that the CFD is authorized to incur (as requested in the Petition from Lennar), the CFD will be projected to generate approximately $42 million in bond proceeds to fund a portion of the public infrastructure improvements that will serve the project. The use of Mello-Roos financing is critical in achieving the City Council's goal to "Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch". Mello-Roos bonds are not a direct obligation of the City and are paid from special taxes levied on each taxable parcel in the CFD; therefore, there is no General Fund impact from the issuance of Mello- Roos bonds. City Council approval will be required in future years to process annual special tax levies.

**BACKGROUND & ANALYSIS:** The Act provides local government the authority to establish community facilities districts for the purpose of financing various kinds of public infrastructure facilities. The Countryside Phase 2 South-Facilities project addresses the development of approximately 34 gross acres located generally East of the Cucamonga Creek Channel, west of Archibald Avenue, south of Chino Avenue and north of Schaefer Avenue. At build out, the development is projected to include 235 single-family detached units.

Lennar Homes has provided a written petition to the City Council to commence proceedings pursuant to the Act to change the Rate and Method of Apportionment of the existing special tax levied within the CFD. In consideration of this request, the City requested a second price point study to be performed by Empire Economics, Price Point Study and Market Absorption Consultant. The study was concluded in January 2022 and found that estimated home prices for market comparables had increased approximately 40.2% for the development, as compared to the initial price point study performed in June 2017. Goodwin Consulting Group, Special Tax Consultant, has prepared an Amended and Restated Rate and Method Apportionment which reflects the overall estimated price point increase of 40.2%.

Included, as part of the Resolution of Consideration for the proposed changes, is the proposed Amended and Restated Rate and Method of Apportionment of Special Tax for City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South-Facilities). Under the Amended and Restated Rate and Method of Apportionment, certain special tax rates within the CFD would be increased. The terms of the Amended and Restated Rate and Method are consistent with the City Council's adopted Mello-Roos Local Goals and Policies, Resolution No. 2006-021, in all aspects.

The term, structure and special tax rates of the Amended and Restated Rate and Method Apportionment are consistent with those of the previously adopted Rate and Method of

Apportionments for Ontario Ranch community facilities districts. This will ensure that the special tax rates levied on all residential property owners in community facilities districts in Ontario Ranch are developed in a consistent and equivalent manner. In addition, under the provisions of the Act, to ensure that home buyers are making an informed decision, all residential builders in Ontario Ranch community facilities districts will be required to disclose the maximum annual special tax amounts to each homeowner before entering into a sales contract.

As proposed, the Resolution of Consideration to change the Rate and Method of Apportionment of the existing special tax of the CFD will set the public hearing date to consider the matter for the regularly scheduled City Council meeting on Tuesday, April 19, 2022.

If the increased special tax rates as provided in the Amended and Restated Rate and Method of Apportionment are approved by the qualified electors of the CFD, the CFD would have the ability to incur a greater amount of bonded indebtedness than it presently is authorized to incur. Lennar has provided a written petition to the City Council to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur to $42,000,000. If such increase is approved by the qualified electors of the CFD, the CFD would have the ability to finance a greater amount of public facilities.

As proposed, the Resolution of Intention to increase the maximum aggregate amount of bonded indebtedness that the CFD is authorized to incur will set the public hearing date to consider the matter for the regularly scheduled City Council meeting on Tuesday, April 19, 2022.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF CONSIDERATION TO CHANGE THE RATE AND METHOD OF APPORTIONMENT OF THE EXISTING SPECIAL TAX OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES).

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City") has previously established City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities) (the "Community Facilities District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"); and

WHEREAS, subdivision (a) of Section 53332 of the Act provides that if a petition signed by the owners of 25% or more of the land within a community facilities district not exempt from the special tax is filed with the legislative body requesting that proceedings be commenced to change the rate or method of apportionment of an existing special tax, the legislative body shall within 40 days of the payment of the fee determined under subdivision (b) of said Section adopt a resolution of consideration in the form specified in the Act to make those changes within the community facilities district except that an existing special tax being used to pay off any debt incurred shall not be reduced or terminated if doing so would interfere with the timely retirement of that debt; and

WHEREAS, pursuant to the Act, the City Council is the legislative body of the Community Facilities District; and

WHEREAS, the Community Facilities District has incurred no debt; and

WHEREAS, the City Council has received a written petition (the "Petition") from Lennar Homes of California, LLC, a California limited liability company (as successor-in-interest by conversion to Lennar Homes of California, Inc.) (the "Landowner"), requesting that proceedings be commenced pursuant to the Act to change the rate and method of apportionment of the special tax levied within the Community Facilities District so as to increase certain of the special tax rates thereunder, as described in the Petition; and

WHEREAS, the Landowner has represented and warranted to the City Council that the Landowner is the owner of 100% of the area of land within the Community Facilities District not exempt from the special tax; and

WHEREAS, the Landowner has paid a fee in an amount determined by the City Council to be sufficient to compensate the City for all costs incurred in conducting proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District; and

WHEREAS, the City Council desires to commence proceedings pursuant to the Act to change the rate and method of apportionment of the special tax levied within the Community Facilities District; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council hereby finds that the Petition has been signed by the owners of 25% or more of the land within the Community Facilities District not exempt from the special tax levied within the Community Facilities District.

SECTION 3. The name of the Community Facilities District is "City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities)."

SECTION 4. The boundaries of the Community Facilities District are as shown on the map of the Community Facilities District recorded at Book 87 of Maps of Assessment and Community Facilities Districts at Page 62, in the office of the County Recorder for the County of San Bernardino, State of California (Document No. 2017-0370110), which map is the final boundary map of the Community Facilities District.

SECTION 5. The proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District are reflected in the Amended and Restated Rate and Method of Apportionment of Special Tax (the "Restated Rate and Method") attached hereto as Exhibit A, which is by this reference incorporated herein. Included in Exhibit A is a description of the increases in the special tax rates that would be made by the proposed changes to the rate and method of apportionment.

SECTION 6. The City Council hereby fixes Tuesday, April 19, 2022, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District; provided, that, in the event the April 19, 2022 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 7. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the Community Facilities District. The publication of said notice shall be completed at least seven days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53335 of the Act.

SECTION 8. The changes to the rate and method of apportionment of the special tax levied within the Community Facilities District shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballots among the landowners in the Community Facilities District, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

SECTION 9. ALL actions heretofore taken by the officers, employees and agents of the City with respect to the proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District, or in connection with or related to any of the documents referred to herein, are hereby approved, confirmed and ratified.

SECTION 10. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 11. This Resolution shall take effect immediately upon its adoption.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A

AMENDED AND RESTATED RATE AND METHOD
OF APPORTIONMENT OF SPECIAL TAX

# EXHIBIT A

# CITY OF ONTARIO
# COMMUNITY FACILITIES DISTRICT NO. 35
# (COUNTRYSIDE PHASE 2 SOUTH – FACILITIES)
# AMENDED AND RESTATED
# RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

A Special Tax shall be levied on all Assessor's Parcels in the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South – Facilities) ("CFD No. 35") and collected each Fiscal Year, commencing in Fiscal Year 2018-19, in an amount determined by the City Council of the City of Ontario through the application of the Rate and Method of Apportionment, as described below. All of the real property in CFD No. 35, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

## A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Acre"** or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, parcel map, condominium plan, or other recorded County map.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 35: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or CFD No. 35 or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City or CFD No. 35 of complying with arbitrage rebate requirements; the costs to the City or CFD No. 35 of complying with City, CFD No. 35, or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City or CFD No. 35 related to the analysis and reduction, if any, of the Special Tax on Single Family Property in accordance with Section C.1 herein; the costs of the City or CFD No. 35 related to an appeal of the Special Tax; the costs associated with the release of funds from any escrow account; the City's administration fees and third party expenses; the costs of City staff time and reasonable overhead relating to CFD No. 35; and amounts estimated or advanced by the City or CFD No. 35 for any other

administrative purposes of the CFD, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

**"Assessor's Parcel Map"** means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

**"Assessor's Parcel Number"** means, with respect to an Assessor's Parcel, that number assigned to such Assessor's Parcel by the County for purposes of identification.

**"Assigned Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.2 below.

**"Backup Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.3 below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act) issued by CFD No. 35 under the Act and payable from Special Taxes.

**"Buildable Lot"** means an individual lot, within a Final Subdivision Map or an area expected by CFD No. 35 to become Final Mapped Property, such as the area within a Tentative Tract Map, for which a building permit may be issued without further subdivision of such lot.

**"CFD Administrator"** means an official of the City responsible for determining the Special Tax Requirement, providing for the levy and collection of the Special Taxes, and performing the other duties provided for herein.

**"CFD No. 19"** means City of Ontario Community Facilities District No. 19 (Countryside Phase 1 – Services).

**"CFD No. 35"** means City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South – Facilities).

**"City"** means the City of Ontario, California.

**"City Council"** means the City Council of the City, acting as the legislative body of CFD No. 35.

**"Contractual Impositions"** means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax, or assessment established and levied on an individual Assessor's Parcel pursuant to a

contractual agreement or other voluntary consent by the owner thereof (e.g., property owner association assessments).

**"County"** means the County of San Bernardino.

**"Designated Buildable Lot"** means a Buildable Lot for which a building permit has not been issued by the City as of the date of calculation of the Backup Special Tax.

**"Developed Property"** means for each Fiscal Year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued after January 1, 2017, and before May 1 of the prior Fiscal Year.

**"Expected Residential Lot Count"** means 235 Buildable Lots of Single Family Property or, as determined by the CFD Administrator, the number of Buildable Lots of Single Family Property based on the most recent Tentative Tract Map(s) or most recently recorded Final Subdivision Map(s) or modified Final Subdivision Map(s).

**"Facilities"** means the public facilities authorized to be financed, in whole or in part, by CFD No. 35.

**"Final Mapped Property"** means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous Fiscal Year was located within a Final Subdivision Map. The term Final Mapped Property shall include any parcel map or Final Subdivision Map, or portion thereof, that creates individual lots for which a building permit may be issued, including Parcels that are designated as a remainder Parcel (i.e., one where the size, location, etc., precludes any further subdivision or taxable use).

**"Final Subdivision Map"** means a final tract map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or a condominium plan recorded in accordance with California Civil Code Section 4285 that, in either case, creates individual lots for which building permits may be issued without further subdivision.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time.

**"Land Use Class"** means any of the classes listed in Table 1 below.

**"Lower Income Household Welfare Exemption Property"** means, for each Fiscal Year, an Assessor's Parcel within the boundaries of CFD No. 35 that is subject to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and

Taxation Code (or any successor statute), as indicated in the most recent County assessor's roll finalized prior to such Fiscal Year.

**"Maximum Special Tax"** means, with respect to an Assessor's Parcel of Taxable Property, the Maximum Special Tax determined in accordance with Section C.1 below that can be levied in any Fiscal Year on such Assessor's Parcel of Taxable Property.

**"Minimum Sale Price"** means the minimum price at which Units of a given Land Use Class have sold or are expected to be sold in a normal marketing environment and shall not include prices for such Units that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued by the City permitting the construction of one or more non-residential structures or facilities.

**"Other Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued by the City for purposes of constructing Units, excluding Single Family Attached Property and Single Family Detached Property.

**"Outstanding Bonds"** means all Bonds which are outstanding under and in accordance with the provisions of the Indenture.

**"Price Point Consultant"** means any consultant or firm of such consultants selected by CFD No. 35 that (a) has substantial experience in performing price point studies for residential units within community facilities districts established under the Act or otherwise estimating or confirming pricing for residential units in such community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential units in such community facilities districts, (c) is in fact independent and not under the control of CFD No. 35 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 35, (ii) the City, (iii) any owner of real property in CFD No. 35, or (iv) any real property in CFD No. 35, and (e) is not connected with CFD No. 35 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 35 or the City.

**"Price Point Study"** means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

**"Property Owner Association Property"** means, for each Fiscal Year, any property within the boundaries of CFD No. 35 that was owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

**"Proportionately"** means (a) for Developed Property in the first step of Section D below, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property; however, for Developed Property in the fourth step of Section D below, Proportionately means that the amount of the increase above the Assigned Special Tax, if necessary, is equal for all Assessor's Parcels of Developed Property, except that if the Backup Special Tax limits the increase on any

Assessor's Parcel(s), then the amount of the increase shall be equal for the remaining Assessor's Parcels; (b) for Final Mapped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Final Mapped Property; (c) for Undeveloped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Undeveloped Property; (d) for Taxable Property Owner Association Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property Owner Association Property; and (e) for Taxable Public Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Public Property.

**"Public Property"** means, for each Fiscal Year, property within the boundaries of CFD No. 35 that is (a) owned by, irrevocably offered to, or dedicated to the federal government, the State, the County, the City, or any local government or other public agency or (b) encumbered by an easement for purposes of public or utility right-of-way that makes impractical its use for any purpose other than that set forth in such easement, provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

**"Rate and Method of Apportionment"** means this Amended and Restated Rate and Method of Apportionment of Special Tax.

**"Residential Floor Area"** means all of the Square Footage of living area within the perimeter of a Unit, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be as set forth in the building permit(s) issued for such Assessor's Parcel, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 35. The actual Square Footage shall be rounded up to the next whole square foot. Once such determination has been made for an Assessor's Parcel, it shall remain fixed in all future Fiscal Years unless an appeal pursuant to Section F below is approved that results in a change in the actual Square Footage.

**"Services"** means the services authorized to be financed, in whole or in part, by CFD No. 35.

**"Single Family Attached Property"** means all Assessor's Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential structures that meet the statutory definition of a condominium contained in California Civil Code Section 4125.

**"Single Family Detached Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued for construction of a Unit, on one legal lot, that does not share a common wall with another Unit.

**"Single Family Property"** means all Assessor's Parcels of Single Family Attached Property and Single Family Detached Property.

**"Special Tax"** means the special tax authorized by the qualified electors of CFD No. 35 to be levied within the boundaries of CFD No. 35.

**"Special Tax Requirement"** means for any Fiscal Year that amount required, after taking into account available amounts held in the funds and accounts established under the Indenture, for CFD No. 35 to: (i) pay debt service on all Outstanding Bonds which is due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay Administrative Expenses; (iv) provide any amounts required to establish or replenish any reserve fund for the Bonds; (v) pay directly for acquisition or construction of Facilities, or the cost of Services, to the extent that the inclusion of such amounts does not increase the Special Tax levy on Final Mapped Property or Undeveloped Property; (vi) provide an amount equal to Special Tax delinquencies based on the historical delinquency rate for the Special Tax as determined by the CFD Administrator.

**"Square Footage"** or **"Sq. Ft."** means the floor area square footage reflected on the original construction building permit, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 35, issued for construction of Single Family Property, Other Residential Property, or Non-Residential Property, plus any square footage subsequently added to a building of Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

**"State"** means the State of California.

**"Taxable Property"** means, for each Fiscal Year, all of the Assessor's Parcels within the boundaries of CFD No. 35 that are not exempt from the Special Tax pursuant to law or Section E below.

**"Taxable Property Owner Association Property"** means, for each Fiscal Year, all Assessor's Parcels of Property Owner Association Property that are not exempt from the Special Tax pursuant to Section E below.

**"Taxable Public Property"** means, for each Fiscal Year, all Assessor's Parcels of Public Property that are not exempt from the Special Tax pursuant to law or Section E below.

**"Tentative Tract Map"** means a map: (i) showing a proposed subdivision of an Assessor's Parcel(s) and the conditions pertaining thereto; (ii) that may or may not be based on a detailed survey; and (iii) that is not recorded by the County to create legal lots.

**"Total Tax Burden"** means, for a Unit within a Land Use Class, for the Fiscal Year in which Total Tax Burden is being calculated, the sum of (a) the Assigned Special Tax for such Land Use Class for such Fiscal Year, plus (b) the CFD No. 19 special tax for such Land Use Class for such Fiscal Year, plus (c) the *ad valorem* property taxes, special assessments, special taxes for any other overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes, and assessments (which do not include Contractual Impositions) collected by the County on *ad valorem* tax bills and that the CFD Administrator estimates would be levied or imposed on such Unit in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes, and assessments in such Fiscal Year.

**"Trustee"** means the trustee or fiscal agent under the Indenture.

**"TTM 17449"** means Tentative Tract Map No. 17449, the area of which is located within CFD No. 35.

**"TTM 17450"** means Tentative Tract Map No. 17450, the area of which is located within CFD No. 35.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**"Unit"** means an individual single-family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure.

## B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, beginning with Fiscal Year 2018-19, all Taxable Property within CFD No. 35 shall be classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property and shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below. Assessor's Parcels of Single Family Property shall be assigned to Land Use Classes 1 through 7, as listed in Table 1 below based on the Residential Floor Area of the Units on such Assessor's Parcels. Other Residential Property shall be assigned to Land Use Class 8, and Non-Residential Property shall be assigned to Land Use Class 9.

## C. MAXIMUM SPECIAL TAX

### 1. Special Tax

At least 30 days prior to the issuance of Bonds, the Assigned Special Tax on Developed Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, CFD

No. 35 shall select and engage a Price Point Consultant and the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of Units within each Land Use Class. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within CFD No. 35 exceeds 1.95% of the Minimum Sale Price of such Units, the Assigned Special Tax shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units.

Each Assigned Special Tax reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax, the Backup Special Tax shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred. Upon determining the reductions, if any, in the Assigned Special Tax and Backup Special Tax required pursuant to this Section C, the CFD Administrator shall complete the Certificate of Modification of Special Tax substantially in the form attached hereto as Exhibit A (the "Certificate of Modification"), shall execute such completed Certificate of Modification, and shall deliver such executed Certificate of Modification to CFD No. 35. Upon receipt thereof, if in satisfactory form, CFD No. 35 shall execute such Certificate of Modification. The reduced Assigned Special Tax and Backup Special Tax specified in such Certificate of Modification shall become effective upon the execution of such Certificate of Modification by CFD No. 35.

The Special Tax reductions required pursuant to this section shall be reflected in an amended notice of Special Tax lien, which CFD No. 35 shall cause to be recorded with the County Recorder as soon as practicable after execution of the Certificate of Modification by CFD No. 35. The reductions in this section apply to Single Family Property, but not to Other Residential Property or Non-Residential Property.

***a. Developed Property***

1) *Maximum Special Tax*

The Maximum Special Tax that may be levied in any Fiscal Year for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax. The Maximum Special Tax shall not increase in future years, other than as calculated pursuant to Section C.1.a.3 below.

2) *Assigned Special Tax*

The Assigned Special Tax that may be levied in any Fiscal Year for each Land Use Class is shown below in Table 1.

**TABLE 1**
**ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

| Land Use Class | Description | Residential Floor Area (Square Footage) | Assigned Special Tax |
|---|---|---|---|
| 1 | Single Family Property | < 1,501 | $3,175 per Unit |
| 2 | Single Family Property | 1,501 – 1,700 | $3,283 per Unit |
| 3 | Single Family Property | 1,701 – 1,900 | $3,449 per Unit |
| 4 | Single Family Property | 1,901 – 2,100 | $3,665 per Unit |
| 5 | Single Family Property | 2,101 – 2,300 | $3,748 per Unit |
| 6 | Single Family Property | 2,301 – 2,500 | $3,881 per Unit |
| 7 | Single Family Property | > 2,500 | $4,065 per Unit |
| 8 | Other Residential Property | | $50,380 per Acre |
| 9 | Non-Residential Property | | $50,380 per Acre |

3) *Backup Special Tax*

The Backup Special Tax shall be $3,662 per Unit for Single Family Property. However, if the Expected Residential Lot Count does not equal 235 for Single Family Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated according to the following formula:

Backup Special Tax = $860,583 ÷ Expected Residential Lot Count for Single Family Property

If any portion of a Final Subdivision Map, or any area expected by CFD No. 35 to become Final Mapped Property, such as the area within TTM 17449, TTM 17450, or any other Tentative Tract Map, changes any time after the City has issued Bonds, causing an adjustment to the number of Designated Buildable Lots, then the Backup Special Tax for all Designated Buildable Lots of Single Family Property subject to the change shall be calculated according to the following steps:

***Step 1:*** Determine the total Backup Special Taxes that could have been collected from Designated

Buildable Lots of Single Family Property prior to the Final Subdivision Map or expected Final Mapped Property change.

***Step 2:*** Divide the amount determined in Step 1 by the number of Designated Buildable Lots of Single Family Property that exists after the Final Subdivision Map or expected Final Mapped Property change.

***Step 3:*** Apply the amount determined in Step 2 as the Backup Special Tax per Unit for Single Family Property.

***The Backup Special Tax for an Assessor's Parcel shall not change once an Assessor's Parcel is classified as Developed Property.***

***b. Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property***

The Maximum Special Tax for Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property shall be $50,380 per Acre, and shall not be subject to increase or reduction and, therefore, shall remain the same in every Fiscal Year.

**2. Multiple Land Use Classes on an Assessor's Parcel**

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax for all Units of Single Family Property and Acres of Other Residential Property and Non-Residential Property (based on the pro rata share of Square Footage between Other Residential Property and Non-Residential Property, according to the applicable building permits, Final Subdivision Map, parcel map, condominium plan, or other recorded County map) located on that Assessor's Parcel.

## D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2018-19, the CFD Administrator shall determine the Special Tax Requirement for such Fiscal Year. The Special Tax shall then be levied as follows:

***First:*** If needed to satisfy the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Assigned Special Tax;

***Second:*** If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Mapped Property up to 100% of the Maximum Special Tax for Final Mapped Property;

***Third:*** If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

***Fourth***: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

***Fifth:*** If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property up to the Maximum Special Tax for Taxable Property Owner Association Property;

***Sixth:*** If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property up to the Maximum Special Tax for Taxable Public Property.

Notwithstanding the above, under no circumstances shall the Special Tax levied in any Fiscal Year on any Assessor's Parcel of Single Family Property or Other Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of delinquency or default by the owner or owners of any other Assessor's Parcel or Assessor's Parcels within CFD No. 35 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

## E. EXEMPTIONS

No Special Tax shall be levied on up to 2.44 Acres of Public Property and up to 14.12 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property.

Property Owner Association Property or Public Property that is not exempt from the Special Tax under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fifth or sixth step, respectively, in Section D above, up to 100% of the applicable Maximum Special Tax for Taxable Property Owner Association Property and Taxable Public Property. No Special Tax shall be levied in any Fiscal Year on Assessor's Parcels that have fully prepaid the Special Tax obligation pursuant to the formula set forth in Section H.

No Special Tax shall be levied on Lower Income Household Welfare Exemption Property; provided, however, that if, in any Fiscal Year, applicable law does not require that Lower Income Household Welfare Exemption Property be exempt from some portion, or all, of the Special Tax, such portion, or all, of the Special Tax shall be levied on such property in accordance with this Rate and Method of Apportionment based on the Land Use Class to which the Assessor's Parcel is assigned.

## F. APPEALS

Any property owner may file a written appeal of the Special Tax with CFD No. 35 claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, then the CFD Administrator shall determine if sufficient Special Tax revenue is available to make a cash refund. If a cash refund cannot be made, then an adjustment shall be made to credit future Special Tax levy(ies).

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

## G. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the Special Taxes may be collected in such other manner as the City Council shall determine, including direct billing of affected property owners.

## H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

**"CFD Public Facilities"** means $12,110,000 each Prepayment Period, or such lower number as determined by the City Council to be sufficient to fund the Facilities and Services to be provided by CFD No. 35.

**"Expenditures Fund"** means funds or accounts, regardless of their names, that are established to hold moneys that are available to acquire or construct Facilities and to fund Services.

**"Future Facilities Costs"** means the CFD Public Facilities minus (i) Facilities and Services costs previously paid from the Expenditures Fund during the Prepayment Period in which the prepayment is being made, (ii) moneys currently on deposit in the Expenditures Fund from deposits made during the Prepayment Period in which the prepayment is being made, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance Facilities costs. In no event shall the amount of Future Facilities Costs be less than zero.

**"Prepayment Period"** means one of three periods of time during which a Special Tax prepayment may be made.

**"Prepayment Period 1"** means July 1, 2018, through June 30, 2052.

**"Prepayment Period 2"** means July 1, 2052, through June 30, 2085.

**"Prepayment Period 3"** means July 1, 2085, through June 30, 2119.

## 1. Prepayment in Full

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels for which a building permit for new construction was issued after January 1, 2017, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge a fee for providing this service. Prepayment in any six month period must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

| | |
|---|---|
| Bond Redemption Amount | |
| plus | Redemption Premium |
| plus | Future Facilities Amount |
| plus | Defeasance Amount |
| plus | Administrative Fees and Expenses |
| less | Reserve Fund Credit |
| Total | Prepayment Amount |

As of the proposed date of prepayment, the Special Tax Prepayment Amount (defined below) shall be calculated by the CFD Administrator as follows:

**Paragraph No.**

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel, and determine the Prepayment Period for the proposed prepayment.

2. Compute the Assigned Special Tax and Backup Special Tax for the Assessor's Parcel to be prepaid based on the Developed Property Special Tax which is, or could be, charged in the current Fiscal Year. For Assessor's Parcels of Final Mapped Property (for which a building permit has been issued but which is not yet classified as Developed Property) to be prepaid, compute the Assigned Special Tax and Backup Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.

3. (a) Divide the Assigned Special Tax computed pursuant to Paragraph 2 by the total estimated Assigned Special Tax for CFD No. 35 based on the Developed Property Special Tax which could be charged in the current Fiscal Year on all expected development through buildout of CFD No. 35, excluding any Assessor's Parcels which have been prepaid, and

   (b) Divide the Backup Special Tax computed pursuant to Paragraph 2 by the estimated total Backup Special Tax at buildout of CFD No. 35, excluding any Assessor's Parcels which have been prepaid.

4. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount computed pursuant to Paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%), if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Compute the Future Facilities Costs for the applicable Prepayment Period.

7. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the amount determined pursuant to Paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").

8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.

10. Add the amounts computed pursuant to Paragraphs 8 and 9 to determine the "Defeasance Amount".

11. Verify the administrative fees and expenses of CFD No. 35, including the costs to compute the prepayment, the costs to invest the prepayment proceeds, the costs to redeem Bonds, and the costs to record any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement on the prepayment date or the redemption date.

13. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Paragraphs 4, 5, 7, 10, and 11, less the amount computed pursuant to Paragraph 12 (the "Prepayment Amount").

14. From the Prepayment Amount, the amounts computed pursuant to Paragraphs 4, 5, 10, and 12 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Paragraph 7 shall be deposited into the Expenditures Fund. The amount computed pursuant to Paragraph 11 shall be retained by CFD No. 35.

The Special Tax Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Bonds. In such cases, the increment above $5,000, or integral multiple thereof, will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under Paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid during Prepayment Period 3, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been prepaid and that the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

With respect to the Special Tax for any Assessor's Parcel that is prepaid during Prepayment Period 1 or Prepayment Period 2, the obligation of such Assessor's Parcel to pay the Special Tax shall be tolled, or suspended, through the end of such Prepayment Period, but shall resume in the first Fiscal Year of the subsequent Prepayment Period. The CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been satisfied for the remainder of the applicable Prepayment Period but has not been permanently satisfied and the obligation

to pay the Special Tax will resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of Maximum Special Tax that may be levied on Taxable Property within CFD No. 35 (after excluding 2.44 Acres of Public Property and 14.12 acres of Property Owner Association Property) both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

**2. Prepayment in Part**

The Special Tax on an Assessor's Parcel for which a building permit for new construction was issued after January 1, 2017, may be partially prepaid. The amount of the prepayment shall be calculated as in Section H.1, except that a partial prepayment shall be calculated by the CFD Administrator according to the following formula:

$$PP = (PF - AE) \times \% + AE.$$

The terms above have the following meaning:

PP = the partial prepayment
PF = the Prepayment Amount (full prepayment) for the Special Tax calculated according to Section H.1
AE = the Administrative Fees and Expenses determined pursuant to paragraph 11 above
% = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax

The Special Tax partial prepayment amount must be sufficient to redeem at least a $5,000 increment of Bonds.

The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax and the percentage by which the Special Tax shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax for an Assessor's Parcel within thirty (30) days of the request and may charge a fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute the remitted prepayment funds according to Section H.1, and (ii) indicate in the records of CFD No. 35 that there has been a partial prepayment of the Special Tax and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (100% - "%", as defined above) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D during the Prepayment Period in which the partial prepayment is made.

For partial prepayments made during Prepayment Period 1 or Prepayment Period 2, the full amount of the Special Tax shall resume in the first Fiscal Year of the Prepayment

Period following the Prepayment Period in which the partial prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

## I. TERM OF SPECIAL TAX

The Fiscal Year after which no further Special Tax shall be levied or collected is Fiscal Year 2118-2119, except that the Special Tax that was lawfully levied in or before such Fiscal Year and that remains delinquent may be collected in subsequent years.

**EXHIBIT A**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**
**(PAGE 1 OF 2)**

**CITY OF ONTARIO AND CFD NO. 35 CERTIFICATE**

1. Pursuant to Section C.1 of the Amended and Restated Rate and Method of Apportionment of Special Tax (the "Rate and Method") for City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South – Facilities) ("CFD No. 35"), the Assigned Special Tax and the Backup Special Tax for Developed Property within CFD No. 35 has been modified.

    a. The information in Table 1 relating to the Assigned Special Tax for Developed Property within CFD No. 35, as stated in Section C.1.a.2 of the Rate and Method of Apportionment, has been modified as follows:

**TABLE 1**
**ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

| Land Use Class | Description | Residential Floor Area (Square Footage) | Assigned Special Tax |
|---|---|---|---|
| 1 | Single Family Property | < 1,501 | $[ ] per Unit |
| 2 | Single Family Property | 1,501 – 1,700 | $[ ] per Unit |
| 3 | Single Family Property | 1,701 – 1,900 | $[ ] per Unit |
| 4 | Single Family Property | 1,901 – 2,100 | $[ ] per Unit |
| 5 | Single Family Property | 2,101 – 2,300 | $[ ] per Unit |
| 6 | Single Family Property | 2,301 – 2,500 | $[ ] per Unit |
| 7 | Single Family Property | > 2,500 | $[ ] per Unit |
| 8 | Other Residential Property | | $[ ] per Acre |
| 9 | Non-Residential Property | | $[ ] per Acre |

**EXHIBIT A**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**
**(PAGE 2 OF 2)**

b. The Backup Special Tax for Developed Property, as stated in Section C.1.a.3, shall be modified as follows:

The Backup Special Tax shall be $[____] per Unit for Single Family Property. However, if the Expected Residential Lot Count does not equal 235 for Single Family Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated according to the following formula:

Backup Special Tax = $[_____] ÷ Expected Residential Lot Count for Single Family Property

2. The Special Tax for Developed Property may only be modified prior to the first issuance of CFD No. 35 Bonds.

3. Upon execution of this Certificate by CFD No. 35, CFD No. 35 shall cause an amended notice of Special Tax lien for CFD No. 35 to be recorded reflecting the modifications set forth herein.

Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method. The modifications set forth in this Certificate have been calculated by the CFD Administrator in accordance with the Rate and Method.

GOODWIN CONSULTING GROUP, INC.
CFD ADMINISTRATOR

By:_____ Date:_____

The undersigned acknowledges receipt of this Certificate and of the modification of the Assigned Special Tax and the Backup Special Tax for Developed Property as set forth in this Certificate.

CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 35
(COUNTRYSIDE PHASE 2 SOUTH – FACILITIES)

By:_____ Date:_____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO AMEND RESOLUTON NO. 2017-124 IN ORDER TO INCREASE THE MAXIMUM AGGREGATE AMOUNT OF BONDED INDEBTEDNESS THAT CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 35 (COUNTRYSIDE PHASE 2 SOUTH - FACILITIES) IS AUTHORIZED TO INCUR.

WHEREAS, on October 17, 2017, the City Council (the "City Council") of the City of Ontario (the "City"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), adopted Resolution No. 2017-123, entitled "A Resolution of the City Council of the City of Ontario, California, of Formation of the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities), Authorizing the Levy of a Special Tax within the Community Facilities District and Establishing an Appropriations Limit for the Community Facilities District" (the "Resolution of Formation"), Resolution No. 2017-124, entitled "A Resolution of the City Council of the City of Ontario, California, Deeming it Necessary to Incur Bonded Indebtedness within the City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities)" (the "Resolution Deeming it Necessary to Incur"), and Resolution No. 2017-125, entitled "A Resolution of the City Council of the City of Ontario, California, Calling Special Election for City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities)", which resolutions established City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities) (the "Community Facilities District"), authorized the levy of a special tax within the Community Facilities District and called an election within the Community Facilities District on the proposition of incurring indebtedness, levying a special tax within the Community Facilities District and establishing an appropriations limit for the Community Facilities District, respectively, for the purpose of financing certain public facilities (the "Facilities") and services, as further provided in the Resolution of Formation; and

WHEREAS, on October 17, 2017, an election was held in which the qualified electors of the Community Facilities District approved said proposition by more than the two-thirds vote required by the Act; and

WHEREAS, pursuant to the Resolution Deeming it Necessary to Incur and said election, the Community Facilities District is authorized to incur bonded indebtedness in a maximum aggregate amount of not to exceed $27,000,000; and

WHEREAS, the City Council has received a written petition (the "Petition") from Lennar Homes of California, LLC, a California limited liability company (as successor-in-interest by conversion to Lennar Homes of California, Inc.) (the "Landowner"), requesting that proceedings be commenced pursuant to the Act to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur to $42,000,000; and

WHEREAS, the Landowner has represented and warranted to the City Council that the Landowner is the owner of 100% of the area of land within the Community Facilities District not exempt from the special tax; and

WHEREAS, the Landowner has paid a fee in an amount determined by the City Council to be sufficient to compensate the City for all costs incurred in conducting proceedings to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur; and

WHEREAS, the City Council desires to commence proceedings pursuant to the Act to so amend the Resolution Deeming it Necessary to Incur.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council hereby declares that to provide the funds necessary to pay the costs of the Facilities, including all costs and estimated costs incidental to, or connected with, the accomplishment of said purpose and of the financing thereof, as permitted by Section 53345.3 of the Act, it is necessary to incur bonded indebtedness in a maximum aggregate amount of $42,000,000.

SECTION 3. In order to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur from $27,000,000 to $42,000,000, the City Council intends to amend Section 5 of the Resolution Deeming it Necessary to Incur to read in full as follows:

> "Section 5. The maximum aggregate amount of debt to be incurred is $42,000,000."

SECTION 4. The City Council hereby fixes Tuesday, April 19, 2022, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the proposed increase in the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur; provided, that, in the event the April 19, 2022 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 5. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the Community Facilities District. The publication of said notice shall be completed at least seven days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53346 of the Act.

SECTION 6. The increase in the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballots among the landowners in the Community Facilities District, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

SECTION 7. All actions heretofore taken by the officers, employees and agents of the City with respect to the proposed increase in the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur, or in connection with or related to any of the documents referred to herein, are hereby approved, confirmed and ratified.

SECTION 8. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 9. This Resolution shall take effect immediately upon its adoption.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

CITY OF ONTARIO

303 EAST B STREET | ONTARIO, CALIFORNIA 91764

(909) 395-2000 FAX (909) 395-2070 OntarioCA.gov

PAUL S. LEON
MAYOR

ALAN D. WAPNER
MAYOR PRO TEM

JIM W. BOWMAN
DEBRA DORST-PORADA
RUBEN VALENCIA
COUNCIL MEMBERS

SHEILA MAUTZ
CITY CLERK

JAMES R. MILHISER
TREASURER

SCOTT OCHOA
CITY MANAGER

February 22, 2022

Via Electronic Mail

Mr. Geoffrey Smith
Vice President
Lennar Homes of California, LLC
980 Montecito Avenue, Ste. 300
Corona, CA 92879
geoffrey.smith@lennar.com

RE: ALLOCATION OF NET SPECIAL TAX BOND PROCEEDS, CITY OF ONTARIO COMMUNITY FACILITIES NO. 35 (COUNTRYSIDE PHASE 2 SOUTH – FACILITIES)

Lennar Homes of California, LLC (the Developer), the owner of land located within City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South – Facilities) (the CFD), has requested that the City of Ontario (the City) commence proceedings to, among other actions, revise the rate and method of apportionment of the CFD to increase the special tax rates thereunder (the Change Proceedings).

The increase in the CFD special tax rates made pursuant to the Change Proceedings will result in a greater amount of total net proceeds of the bonds issued by the CFD than if the Change Proceedings had not been implemented. The Total Net Proceeds are those bond proceeds available to fund infrastructure costs, net of bond issuance costs, any capitalized interest, CFD administrative costs, and a bond reserve fund deposit. The increase in Total Net Proceeds generated by the implementation of the Change Proceedings are the Additional Net Proceeds.

The Additional Net Proceeds shall be allocated as follows:

- 75% pursuant to the Memorandum of Agreement dated as of July 21, 2015 between the City and NMC Builders LLC (the MOU) (as may be amended) (the Developer Share); and
- 25% as directed by the City, in its sole discretion, to fund City infrastructure costs (the City Share).

As a means of simplifying the allocation described above, the City Share shall be deemed to be equal to 8.80% of the Total Net Proceeds from bonds issued by the CFD.

If the above conforms to your understanding, please indicate by signing below.

Sincerely,

CITY OF ONTARIO

MR. ARMEN HARKALYAN, EXECUTIVE DIRECTOR OF FINANCE

ACKNOWLEDGED AND AGREED:

LENNAR HOMES OF CALIFORNIA, LLC

MR. GEOFFREY SMITH, VICE PRESIDENT

**PETITION**
**REQUESTING COMMENCEMENT**
**OF CHANGE PROCEEDINGS**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 35**
**(COUNTRYSIDE PHASE 2 SOUTH - FACILITIES)**

City Council
City of Ontario
303 East B Street
Ontario, California

Members of the City Council:

This is a petition, submitted by Lennar Homes of California, LLC, a California limited liability company (as successor-in-interest by conversion to Lennar Homes of California, Inc.) (the "Landowner"), pursuant to Section 53332(a) of the Mello-Roos Community Facilities Act of 1982 (the "Act"), requesting that proceedings be commenced to change the rate and method of apportionment of the existing special tax levied within City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities) (the "Community Facilities District"), and a waiver with respect to certain procedural matters, and the undersigned hereby states as follows:

**1. Proceedings Requested.** The Landowner hereby requests that the City Council (the "City Council") of the City of Ontario (the "City") commence proceedings pursuant to the Act to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District so as to increase certain of the special tax rates thereunder, as set forth in the Amended and Restated Rate and Method of Apportionment of Special Tax (the "Restated Rate and Method") attached hereto as Exhibit A and made a part hereof. Included in Exhibit A is a description of the increases in the special tax rates that would be made by the proposed changes to the rate and method of apportionment.

**2. Landowner; Property.** The Landowner is the legal owner of 100% of the real property described in Exhibit B attached hereto and made a part hereof (the "Property"). The Property consists of approximately 34.22 acres and comprises 100% of the area of land within the Community Facilities District not exempt from the special tax.

**3. Election.** The Landowner hereby requests that the special election to be held under the Act to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District be conducted by the City and its officials using mailed or hand-delivered ballots and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearing to be held under the Act on such proposed change, or as soon thereafter as possible.

**4. Waiver.** To expedite the completion of the proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District, the Landowner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the election, all ballot analysis and arguments for the election and all requirements as to the form of the ballot.

**5. Deposit.** The Landowner, as assignee of the rights of Forestar Countryside, L.L.C. (the "Prior Landowner"), under the Deposit and Reimbursement Agreement, dated as of September 1, 2017 (the "Deposit Agreement"), by and between the City and the Prior Landowner, has, pursuant to the Deposit Agreement, previously deposited with the City $75,000, which constitutes the fee to compensate the City for all costs incurred in conducting proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District and to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur.

**6. Representations and Warranties.** The Landowner hereby represents and warrants to the City that (a) the Landowner is, as of the date of this Petition, the legal owner of the fee interest in the Property, and that no other person or entity is the legal owner of all or any portion of the fee interest in any of the Property, (b) the Landowner has the power and authority to execute and deliver this Petition, and has taken all action necessary to cause this Petition to be executed and delivered on its behalf, and (c) this Petition has been duly and validly executed and delivered on behalf of the Landowner.

**7. Mailing Address.** The address of the Landowner for receiving notices and ballots is: Lennar Homes of California, LLC, 980 Montecito Avenue, Suite 300, Corona, California 92879, Attention: Geoffrey Smith, Vice President.

This Petition is dated as of March 15, 2022.

**LENNAR HOMES OF CALIFORNIA, LLC,**
a California limited liability company

By: _____
Geoffrey Smith, Vice President

**PETITION**
**REQUESTING COMMENCEMENT OF**
**PROCEEDINGS TO INCREASE AUTHORIZED**
**AMOUNT OF BONDED INDEBTEDNESS**

**CITY OF ONTARIO**
**COMMUNITY FACILITIES DISTRICT NO. 35**
**(COUNTRYSIDE PHASE 2 SOUTH - FACILITIES)**

City Council
City of Ontario
303 East B Street
Ontario, California

Members of the City Council:

This is a petition, submitted by Lennar Homes of California, LLC, a California limited liability company (as successor-in-interest by conversion to Lennar Homes of California, Inc.) (the "Landowner") requesting that proceedings be commenced pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act") to increase the maximum aggregate amount of bonded indebtedness that City of Ontario Community Facilities District No. 35 (Countryside Phase 2 South - Facilities) (the "Community Facilities District") is authorized to incur, and a waiver with respect to certain procedural matters, and the undersigned hereby states as follows:

**1. Proceedings Requested.** The Landowner hereby requests that the City Council (the "City Council") of the City of Ontario (the "City") commence proceedings pursuant to the Act to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur to $42,000,000.

**2. Landowner; Property.** The Landowner is the legal owner of 100% of the real property described in Exhibit A attached hereto and made a part hereof (the "Property"). The Property consists of approximately 34.22 acres and comprises 100% of the area of land within the Community Facilities District not exempt from the special tax.

**3. Election.** The Landowner hereby requests that the special election to be held under the Act to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur be conducted by the City and its officials using mailed or hand-delivered ballots and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearing to be held under the Act on such proposed increase, or as soon thereafter as possible.

**4. Waiver.** To expedite the completion of the proceedings to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur, the Landowner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act

for the election, all ballot analysis and arguments for the election and all requirements as to the form of the ballot.

**5. Deposit.** The Landowner, as assignee of the rights of Forestar Countryside, L.L.C. (the "Prior Landowner"), under the Deposit and Reimbursement Agreement, dated as of September 1, 2017 (the "Deposit Agreement"), by and between the City and the Prior Landowner, has, pursuant to the Deposit Agreement, previously deposited with the City $75,000, which constitutes the fee to compensate the City for all costs incurred in conducting proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District and to increase the maximum aggregate amount of bonded indebtedness that the Community Facilities District is authorized to incur.

**6. Representations and Warranties.** The Landowner hereby represents and warrants to the City that (a) the Landowner is, as of the date of this Petition, the legal owner of the fee interest in the Property, and that no other person or entity is the legal owner of all or any portion of the fee interest in any of the Property, (b) the Landowner has the power and authority to execute and deliver this Petition, and has taken all action necessary to cause this Petition to be executed and delivered on its behalf, and (c) this Petition has been duly and validly executed and delivered on behalf of the Landowner.

**7. Mailing Address.** The address of the Landowner for receiving notices and ballots is: Lennar Homes of California, LLC, 980 Montecito Avenue, Suite 300, Corona, California 92879, Attention: Geoffrey Smith, Vice President.

This Petition is dated as of March 15, 2022.

**LENNAR HOMES OF CALIFORNIA, LLC,**
a California limited liability company

By: _____
Geoffrey Smith, Vice President

**EXHIBIT A**

**DESCRIPTION OF PROPERTY**

The Property consists of the following San Bernardino County Assessor Parcel Numbers:

0218-131-11

0218-131-12

0218-131-22

0218-131-40

0218-131-43

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Investments & Revenue Resources<br>Prepared By: Nicole Phillips<br>Staff Member Presenting:<br>Armen Harkalyan, Executive Director of Finance<br>Reviewed By: Cecilia House, Armen Harkalyan<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 4 |

**SUBJECT:** **ACCEPTANCE OF A WRITTEN PETITION TO CREATE A COMMUNITY FACILITIES DISTRICT; A RESOLUTION OF INTENTION TO ESTABLISH CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES) AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES; AND A RESOLUTION TO INCUR BONDED INDEBTEDNESS**

**RECOMMENDATION:** That the City Council consider and:

A. Accept a written petition (on file with the Records Management Department) from Shea Homes Limited Partnership, to create a Community Facilities District, and to waive certain procedural matters under the Mello-Roos Community Facilities Act of 1982;
B. Adopt a Resolution of Intention to establish City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) (the "CFD") and authorize the associated levy of special taxes therein; and set a public hearing for the formation of the CFD as part of the regularly scheduled City Council meeting on Tuesday, April 19, 2022; and
C. Adopt a Resolution to Incur Bonded Indebtedness of proposed Community Facilities District No. 63 (Olive and Oleander Facilities)

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** The use of Mello-Roos financing for facilities in the residential development of the proposed CFD for the Olive and Oleander project is estimated to generate approximately $38 million in bond proceeds to be used to fund a portion of the public infrastructure improvements that will serve the project. The use of Mello-Roos financing is critical in achieving the City Council's goal of "Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in

Ontario Ranch". Mello-Roos bonds are not a direct obligation of the City and are paid from special taxes levied on each taxable parcel in the district; therefore, there is no General Fund impact from the issuance of Mello-Roos bonds. City Council approval will be required in the future years to process annual special tax levies.

**BACKGROUND & ANALYSIS:** The Mello-Roos Community Facilities Act of 1982 provides local government, with the consent from a majority of the property owners, the authority to establish community facilities districts for the purpose of levying special taxes to fund governmental services and to finance various kinds of public infrastructure facilities. Under the Mello-Roos Act, the initial steps in the formation of a community facilities district to finance public improvements are adopting resolutions declaring the intention to establish a community facilities district, authorizing the levy of special taxes, and to issue bonds.
In the First Amended and Restated Agreement for the Financing and Construction of Limited Infrastructure Improvements to Serve an Easterly Portion of the New Model Colony ("First Amended and Restated Construction Agreement") between the City and NMC Builders, LLC, the City agreed to cooperate with the members of NMC Builders, LLC in the formation of community facilities districts. Shea Homes Limited Partnership, has provided a written petition to the City requesting formation of a community facilities district for the Olive and Oleander project in Ontario Ranch. The Olive and Oleander project addresses the development of approximately 21.09 gross acres located south of Ontario Ranch Road, east of Hamner Avenue, west of Cleveland Avenue, and north of Edison Avenue. At build out, the project is projected to include 137 attached residential units and 87 detached residential units.

Included, as part of the Resolution of Intention for the proposed district, is the proposed Rate and Method of Apportionment of Special Tax for City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities). The terms of the Rate and Method of Apportionment of Special Tax are consistent with the City Council's adopted Mello-Roos Local Goals and Policies, Resolution No. 2006-021, in all aspects.

Under the proposed Rate and Method of Apportionment, the portion of the maximum annual special tax rates which will be used to fund debt service payments on the bonds is fixed and will not increase over time. The amount of bonds authorized ($38 million) under the Resolution is set intentionally higher than the current proposed bond amount (approximately $10.3 million) in order to allow future City Councils the option to issue additional bonds to replace and/or construct new public infrastructure improvements in the future, or to fund City services without increasing the amount of the annual special taxes. The term and structure of the Rate and Method of Apportionment of Special Tax for the Olive and Oleander project are consistent with those of the previously adopted Rate and Method of Apportionments for Ontario Ranch community facilities districts. This will ensure that the special tax rates levied on all residential property owners in community facilities districts in Ontario Ranch are developed in a consistent and equivalent manner. In addition, under the provisions of the Mello-Roos Act, to ensure that home buyers are making an informed decision, all residential builders in Ontario Ranch community facilities districts will be required to disclose the maximum annual special tax amounts to each homeowner before entering into a sales contract.

List of infrastructure to be financed:

- Water and Recycled Water System
- Sewer System
- Storm Drain System
- Street, Bridges, and Circulation
- Fiber Optic System

City staff has discussed the proposed Rate and Method of Apportionment of Special Tax with the landowner. As proposed, the Resolution of Intention to establish the district and to levy special taxes will set the public hearing date on the formation of the community facilities district for the regularly scheduled City Council meeting on Tuesday, April 19, 2022, to consider the matter.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT, PROPOSED TO BE NAMED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES), AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES.

WHEREAS, Section 53318 of the Mello-Roos Community Facilities Act of 1982 (the "Act") provides that proceedings for the establishment of a Community Facilities District shall be instituted by a legislative body of a local agency when a petition requesting the institution of the proceedings signed by the owners of not less than 10% of the area of land proposed to be included in the community facilities district and not proposed to be exempt from the special tax, describing the boundaries of the territory that is proposed for inclusion in the community facilities district and specifying the types of facilities and services to be financed by the community facilities district is filed with the clerk of the legislative body; and

WHEREAS, Section 53318 of the Act further provides that such a petition may not be acted upon until the payment of a fee in an amount that the legislative body determines, within 45 days of receiving such petition, is sufficient to compensate the legislative body for all costs incurred in conducting proceedings to create a community facilities district pursuant to the Act; and

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City") has received a written petition (the "Petition") from Shea Homes Limited Partnership, a California limited partnership (the "Landowner"), requesting the institution of proceedings for the establishment of a community facilities district (the "Community Facilities District"), describing the boundaries of the territory that is proposed for inclusion in the Community Facilities District and specifying the types of facilities and services to be financed by the Community Facilities District; and

WHEREAS, the Landowner has represented and warranted to the City Council that the Landowner is the owner of 100% of the area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the special tax; and

WHEREAS, Section 53314.9 of the Act provides that, at any time either before or after the formation of a community facilities district, the legislative body may accept advances of funds from any source, including, but not limited to, private persons or private entities and may provide, by resolution, for the use of those funds for any authorized purpose, including, but not limited to, paying any cost incurred by the local agency in creating a community facilities district; and

WHEREAS, Section 53314.9 of the Act further provides that the legislative body may enter into an agreement, by resolution, with the person or entity advancing the funds, to repay all or a portion of the funds advanced, as determined by the legislative body, with

or without interest, under all the following conditions: (a) the proposal to repay the funds is included in both the resolution of intention to establish a community facilities district adopted pursuant to Section 53321 of the Act and in the resolution of formation to establish a community facilities district pursuant to Section 53325.1 of the Act, (b) any proposed special tax is approved by the qualified electors of the community facilities district pursuant to the Act, and (c) any agreement shall specify that if the qualified electors of the community facilities district do not approve the proposed special tax, the local agency shall return any funds which have not been committed for any authorized purpose by the time of the election to the person or entity advancing the funds; and

WHEREAS, the City and the Landowner have entered into a Deposit and Reimbursement Agreement, dated as of January 1, 2022 (the "Deposit Agreement"), relating to the Community Facilities District, that provides for the advancement of funds by the Landowner to be used to pay costs incurred in connection with the establishment of the Community Facilities District and the issuance of special tax bonds thereby, and provides for the reimbursement to the Landowner of such funds advanced, without interest, from the proceeds of any such bonds issued by the Community Facilities District; and

WHEREAS, the City desires to include in this Resolution, in accordance with Section 53314.9 of the Act, the proposal to repay funds pursuant to the Deposit Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council hereby finds that the Petition is signed by the landowner owning the requisite area of land proposed to be included within the Community Facilities District and not proposed to be exempt from the special tax.

SECTION 3. The City Council proposes to establish a community facilities district under the terms of the Act. The boundaries of the territory proposed for inclusion in the Community Facilities District are described in the map showing the proposed Community Facilities District (the "Boundary Map") on file with the City Clerk of the City (the "City Clerk"), a copy of which is attached hereto as Exhibit A, which boundaries are hereby preliminarily approved and to which map reference is hereby made for further particulars. The City Clerk is hereby directed to sign the original Boundary Map and record, or cause to be recorded, the Boundary Map with all proper endorsements thereon in the office of the San Bernardino County Recorder within 15 days of the date of adoption of this Resolution, all as required by Section 3111 of the California Streets and Highways Code.

SECTION 4. The name proposed for the Community Facilities District is "City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities)."

SECTION 5. The public facilities (the "Facilities") proposed to be financed by the Community Facilities District pursuant to the Act are described under the caption "Facilities" on Exhibit B hereto, which is by this reference incorporated herein. Those Facilities proposed to be purchased as completed public facilities are described under the caption "Facilities to be Purchased" on Exhibit B hereto. The services (the "Services") proposed to be financed by the Community Facilities District pursuant to the Act are described under the caption "Services" on Exhibit B hereto. The incidental expenses proposed to be incurred are identified under the caption "Incidental Expenses" on Exhibit B hereto. All or any portion of the Facilities may be financed through a financing plan, including, but not limited to, a lease, lease-purchase or installment-purchase arrangement.

SECTION 6. Except where funds are otherwise available, a special tax (the "Special Tax") sufficient to pay for all Facilities and Services, secured by recordation of a continuing lien against all nonexempt real property in the Community Facilities District, will be annually levied within the Community Facilities District. The rate and method of apportionment of the Special Tax (the "Rate and Method"), in sufficient detail to allow each landowner within the proposed Community Facilities District to estimate the maximum amount that he or she will have to pay, is described in Exhibit C attached hereto, which is by this reference incorporated herein. The conditions under which the obligation to pay the Special Tax to pay for Facilities may be prepaid and permanently satisfied are specified in the Rate and Method. The Special Tax will be collected in the same manner as ordinary *ad valorem* property taxes or in such other manner as the City Council shall determine, including direct billing of the affected property owners.

SECTION 7. The Special Tax may only finance the Services to the extent that they are in addition to those provided in the territory of the Community Facilities District before the Community Facilities District is created. The Services may not supplant services already available within that territory when the Community Facilities District is created.

SECTION 8. The tax year after which no further Special Tax to pay for Facilities will be levied against any parcel used for private residential purposes is specified in the Rate and Method. Under no circumstances shall the Special Tax to pay for Facilities in any fiscal year against any parcel used for private residential purposes be increased as a consequence of delinquency or default by the owner or owners of any other parcel or parcels within the Community Facilities District by more than 10% above the amount that would have been levied in that fiscal year had there never been any such delinquencies or defaults. For purposes of this paragraph, a parcel shall be considered "used for private residential purposes" not later than the date on which an occupancy permit for private residential use is issued.

SECTION 9. Pursuant to Section 53344.1 of the Act, the City Council hereby reserves to itself the right and authority to allow any interested owner of property within the Community Facilities District, subject to the provisions of said Section 53344.1 and to those conditions as it may impose, and any applicable prepayment penalties as prescribed in the bond indenture or comparable instrument or document, to tender to the Community Facilities District treasurer in full payment or part payment of any installment of the Special Tax or the interest or penalties thereon which may be due or delinquent,

but for which a bill has been received, any bond or other obligation secured thereby, the bond or other obligation to be taken at par and credit to be given for the accrued interest shown thereby computed to the date of tender.

SECTION 10. The City Council hereby fixes Tuesday, April 19, 2022, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the establishment of the Community Facilities District; provided, that, in the event the April 19, 2022 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 11. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the proposed Community Facilities District. The publication of said notice shall be completed at least seven days prior to the date herein fixed for said public hearing. Said notice shall contain the information prescribed by Section 53322 of the Act.

SECTION 12. The levy of the proposed Special Tax shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballot among the landowners in the Community Facilities District, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

SECTION 13. Each officer of the City who is or will be responsible for providing one or more of the proposed types of Facilities or Services is hereby directed to study, or cause to be studied, the proposed Community Facilities District and, at or before said public hearing, file a report with the City Council containing a brief description of the Facilities and Services by type that will in his or her opinion be required to adequately meet the needs of the Community Facilities District, and his or her estimate of the cost of providing the Facilities and Services. Such officers are hereby also directed to estimate the fair and reasonable cost of the Facilities proposed to be purchased as completed public facilities and of the incidental expenses proposed to be paid. Such report shall be made a part of the record of said public hearing.

SECTION 14. The Landowner has heretofore advanced certain funds, and may advance additional funds, that have been or may be used to pay costs incurred in connection with the establishment of the Community Facilities District and the issuance of special tax bonds thereby. The City Council proposes to repay all or a portion of such funds expended for such purpose, solely from the proceeds of such bonds, pursuant to the Deposit Agreement. The Deposit Agreement is hereby incorporated herein as though set forth in full herein.

SECTION 15. All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the Community Facilities District, or in connection with or related to any of the matters referred to herein, are hereby approved, confirmed and ratified.

SECTION 16. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 17. This Resolution shall take effect immediately upon its adoption.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

EXHIBIT A

BOUNDARY MAP

EXHIBIT B

FACILITIES AND INCIDENTAL EXPENSES

Facilities

The types of facilities to be financed by the Community Facilities District are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, park and recreation facilities and equipment, aquatic facilities and equipment, fire facilities and equipment, police facilities and equipment, library facilities and equipment, fiber optic telecommunication system facilities, general governmental office, administrative and meeting facilities, and land, rights-of-way and easements necessary for any of such facilities.

Facilities to be Purchased

The types of facilities to be purchased as completed facilities are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, park and recreation facilities and equipment, aquatic facilities and equipment, fire facilities and equipment, police facilities and equipment, library facilities and equipment, fiber optic telecommunication system facilities, general governmental office, administrative and meeting facilities, and land, rights-of-way and easements necessary for any of such facilities.

Services

The types of services to be financed by the Community Facilities District are police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

Incidental Expenses

The incidental expenses proposed to be incurred include the following:

(a) the cost of planning and designing public facilities to be financed, including the cost of environmental evaluations of those facilities;

(b) the costs associated with the creation of the Community Facilities District, issuance of bonds, determination of the amount of taxes, collection of taxes, payment of taxes, or costs otherwise incurred in order to carry out the authorized purposes of the Community Facilities District; and

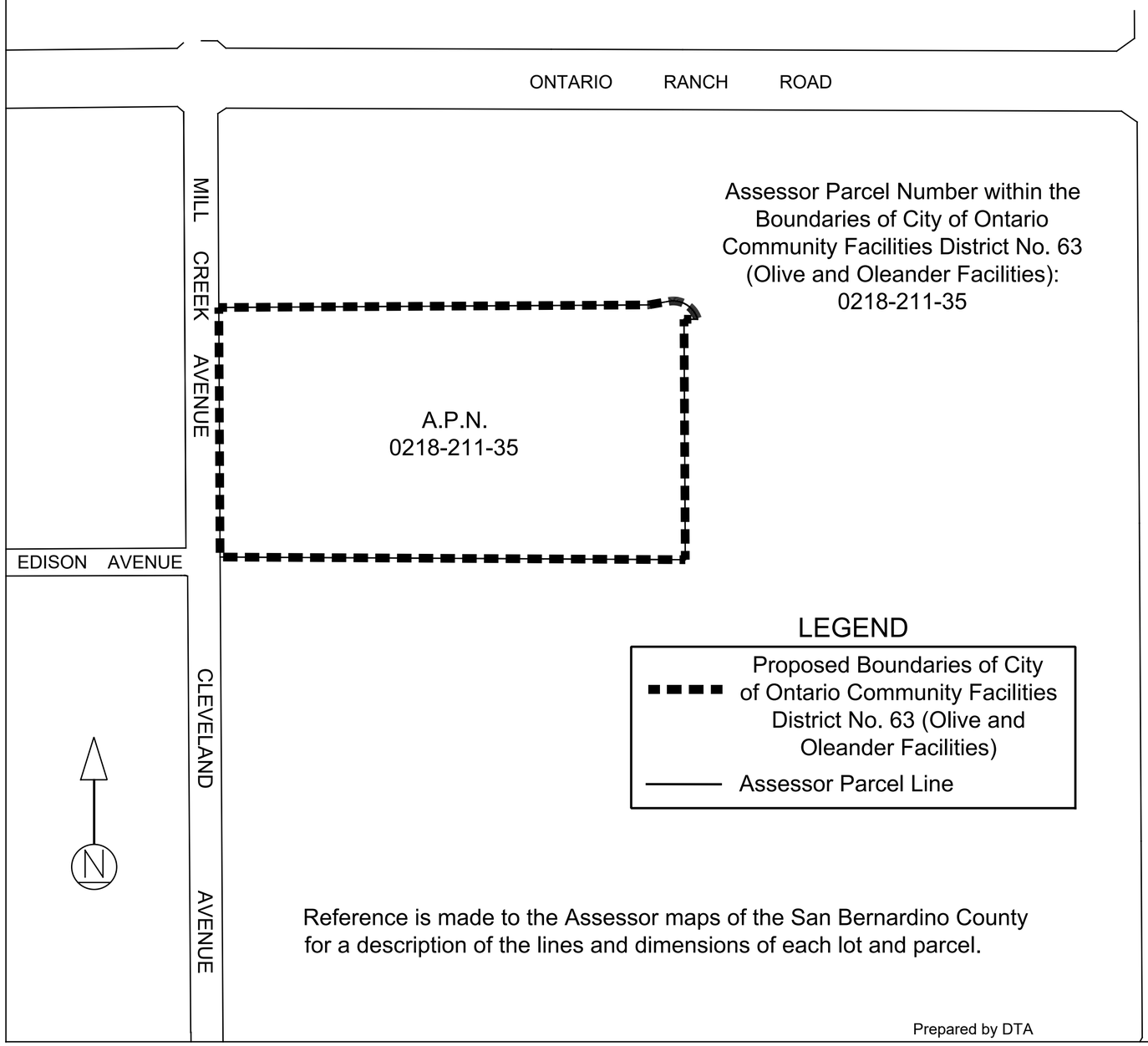
(c) any other expenses incidental to the construction, completion, and inspection of the authorized work.

EXHIBIT C

PROPOSED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES) SAN BERNARDINO COUNTY STATE OF CALIFORNIA




Assessor Parcel Number within the Boundaries of City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities): 0218-211-35

LEGEND

- Proposed Boundaries of City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities)
- Assessor Parcel Line

Reference is made to the Assessor maps of the San Bernardino County for a description of the lines and dimensions of each lot and parcel.

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this ____ day of _____, 2022.

_____
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the _____ day of _____, 2022, by its Resolution No. _____.

_____
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number _____, this _____ day of _____, 2022, at _____.m., in Book _____ of Maps of Assessment and Community Facilities Districts at page _____, in the office of the county recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $_____.

Bob Dutton
Assessor-Recorder
San Bernardino County

By:_____

Deputy Recorder

# EXHIBIT C

## CITY OF ONTARIO
## COMMUNITY FACILITIES DISTRICT NO. 63
## (OLIVE AND OLEANDER FACILITIES)

## RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

Special Taxes shall be levied on all Assessor's Parcels in the City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) ("CFD No. 63") and collected each Fiscal Year, commencing in Fiscal Year 2022-23, in an amount determined by the City Council of the City of Ontario through the application of the Rate and Method of Apportionment, as described below. All of the real property in CFD No. 63, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent, and in the manner herein provided.

### A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

**"Acre"** or **"Acreage"** means the land area of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Subdivision Map, parcel map, condominium plan, or other recorded County map.

**"Act"** means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5 of Part 1 of Division 2 of Title 5 of the California Government Code.

**"Administrative Expenses"** means the following actual or reasonably estimated costs directly related to the administration of CFD No. 63: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or CFD No. 63 or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City or CFD No. 63 of complying with arbitrage rebate requirements; the costs to the City or CFD No. 63 of complying with City, CFD No. 63, or obligated persons disclosure requirements associated with applicable federal and state securities laws and of the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City or CFD No. 63 related to the analysis and reduction, if any, of the Special Tax on Single Family Property in accordance with Section C.1 herein; the costs of the City or CFD No. 63 related to an appeal of the Special Tax; the costs associated with the release of funds from any escrow account; the City's administration fees and third party expenses; the costs of City staff time and reasonable overhead relating to CFD No. 63; and amounts estimated or advanced by the City or CFD No. 63 for any other

administrative purposes of the CFD, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

**"Assessor's Parcel"** means a lot or parcel shown in an Assessor's Parcel Map with an assigned Assessor's Parcel Number.

**"Assessor's Parcel Map"** means an official map of the Assessor of the County designating parcels by Assessor's Parcel Number.

**"Assessor's Parcel Number"** means, with respect to an Assessor's Parcel, that number assigned to such Assessor's Parcel by the County for purposes of identification.

**"Assigned Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.2 below.

**"Backup Special Tax"** means the Special Tax for each Land Use Class of Developed Property, as determined in accordance with Section C.1.a.3 below.

**"Bonds"** means any bonds or other debt (as defined in Section 53317(d) of the Act) issued by CFD No. 63 under the Act and payable from Special Taxes.

**"Buildable Lot"** means an individual lot, within a Final Subdivision Map or an area expected by CFD No. 63 to become Final Mapped Property, such as the area within a Tentative Tract Map, for which a building permit may be issued without further subdivision of such lot.

**"CFD Administrator"** means an official of the City responsible for determining the Special Tax Requirement, providing for the levy and collection of the Special Taxes, and performing the other duties provided for herein.

**"CFD No. 59"** means City of Ontario Community Facilities District No. 59 (Gateway Services).

**"CFD No. 63"** means City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities).

**"City"** means the City of Ontario, California.

**"City Council"** means the City Council of the City, acting as the legislative body of CFD No. 63.

**"Contractual Impositions"** means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax, or assessment established and levied on an individual Assessor's Parcel pursuant to a

contractual agreement or other voluntary consent by the owner thereof (e.g., property owner association assessments).

**"County"** means the County of San Bernardino.

**"Designated Buildable Lot"** means a Buildable Lot for which a building permit has not been issued by the City as of the date of calculation of the Backup Special Tax.

**"Developed Property"** means for each Fiscal Year, all Taxable Property, exclusive of Final Mapped Property, Taxable Property Owner Association Property, and Taxable Public Property, for which a building permit or other applicable permit for new construction was issued after January 1, 2021, and before May 1 of the prior Fiscal Year.

**"Expected Residential Lot Count"** means 224 Buildable Lots of Single Family Property or, as determined by the CFD Administrator, the number of Buildable Lots of Single Family Property based on the most recent Tentative Tract Map(s) or most recently recorded Final Subdivision Map(s) or modified Final Subdivision Map(s).

**"Facilities"** means the public facilities authorized to be financed, in whole or in part, by CFD No. 63.

**"Final Mapped Property"** means, for each Fiscal Year, all Taxable Property, exclusive of Developed Property, Taxable Property Owner Association Property, and Taxable Public Property, which as of January 1 of the previous Fiscal Year was located within a Final Subdivision Map. The term Final Mapped Property shall include any parcel map or Final Subdivision Map, or portion thereof, that creates individual lots for which a building permit may be issued, including Parcels that are designated as a remainder Parcel (i.e., one where the size, location, etc., precludes any further subdivision or taxable use).

**"Final Subdivision Map"** means a final tract map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 et seq.) or a condominium plan recorded in accordance with California Civil Code Section 4285 that, in either case, creates individual lots for which building permits may be issued without further subdivision.

**"Fiscal Year"** means the period starting July 1 and ending on the following June 30.

**"Indenture"** means the indenture, fiscal agent agreement, resolution, or other instrument pursuant to which Bonds are issued, as modified, amended, and/or supplemented from time to time.

**"Land Use Class"** means any of the classes listed in Table 1 below.

**"Lower Income Household Welfare Exemption Property"** means, for each Fiscal Year, an Assessor's Parcel within the boundaries of CFD No. 63 that is subject to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and

Taxation Code (or any successor statute), as indicated in the most recent County assessor's roll finalized prior to such Fiscal Year.

**"Maximum Special Tax"** means, with respect to an Assessor's Parcel of Taxable Property, the Maximum Special Tax determined in accordance with Section C.1 below that can be levied in any Fiscal Year on such Assessor's Parcel of Taxable Property.

**"Minimum Sale Price"** means the minimum price at which Units of a given Land Use Class have sold or are expected to be sold in a normal marketing environment and shall not include prices for such Units that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

**"Non-Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued by the City permitting the construction of one or more non-residential structures or facilities.

**"Other Residential Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued by the City for purposes of constructing Units, excluding Single Family Attached Property and Single Family Detached Property.

**"Outstanding Bonds"** means all Bonds which are outstanding under and in accordance with the provisions of the Indenture.

**"Price Point Consultant"** means any consultant or firm of such consultants selected by CFD No. 63 that (a) has substantial experience in performing price point studies for residential units within community facilities districts established under the Act or otherwise estimating or confirming pricing for residential units in such community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential units in such community facilities districts, (c) is in fact independent and not under the control of CFD No. 63 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 63, (ii) the City, (iii) any owner of real property in CFD No. 63, or (iv) any real property in CFD No. 63, and (e) is not connected with CFD No. 63 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 63 or the City.

**"Price Point Study"** means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

**"Property Owner Association Property"** means, for each Fiscal Year, any property within the boundaries of CFD No. 63 that was owned by a property owner association, including any master or sub-association, as of January 1 of the prior Fiscal Year.

**"Proportionately"** means (a) for Developed Property in the first step of Section D below, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Developed Property; however, for Developed Property in the fourth step of Section D below, Proportionately means that the amount of the increase above the Assigned Special Tax, if necessary, is equal for all Assessor's Parcels of Developed Property, except that if the Backup Special Tax limits the increase on any

Assessor's Parcel(s), then the amount of the increase shall be equal for the remaining Assessor's Parcels; (b) for Final Mapped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Final Mapped Property; (c) for Undeveloped Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Undeveloped Property; (d) for Taxable Property Owner Association Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Property Owner Association Property; and (e) for Taxable Public Property, that the ratio of the actual Special Tax levy to the Maximum Special Tax is equal for all Assessor's Parcels of Taxable Public Property.

**"Public Property"** means, for each Fiscal Year, property within the boundaries of CFD No. 63 that is (a) owned by, irrevocably offered to, or dedicated to the federal government, the State, the County, the City, or any local government or other public agency or (b) encumbered by an easement for purposes of public or utility right-of-way that makes impractical its use for any purpose other than that set forth in such easement; provided that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use.

**"Rate and Method of Apportionment"** means this Rate and Method of Apportionment of Special Tax.

**"Residential Floor Area"** means all of the Square Footage of living area within the perimeter of a Unit, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area shall be as set forth in the building permit(s) issued for such Assessor's Parcel, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 63. The actual Square Footage shall be rounded up to the next whole square foot. Once such determination has been made for an Assessor's Parcel, it shall remain fixed in all future Fiscal Years unless an appeal pursuant to Section F below is approved that results in a change in the actual Square Footage.

**"Residential Property"** means, for each Fiscal Year, an Assessor's Parcel for which a building permit for new construction of one or more Units was issued after January 1, 2021, and before May 1 of the prior Fiscal Year.

**"Services"** means the services authorized to be financed, in whole or in part, by CFD No. 63.

**"Single Family Attached Property"** means all Assessor's Parcels of Developed Property for which a building permit or use permit was issued for construction of a residential structure consisting of two or more Units that share common walls, have separate Assessor's Parcel Numbers assigned to them (except for a duplex unit, which may share an Assessor's Parcel with another duplex unit), and may be purchased by individual homebuyers (which shall still be the case even if the Units are purchased and subsequently offered for rent by the owner of the Unit), including such residential

structures that meet the statutory definition of a condominium contained in California Civil Code Section 4125.

**"Single Family Detached Property"** means all Assessor's Parcels of Developed Property for which a building permit was issued for construction of a Unit, on one legal lot, that does not share a common wall with another Unit.

**"Single Family Property"** means all Assessor's Parcels of Single Family Attached Property and Single Family Detached Property.

**"Special Tax"** means the special tax authorized by the qualified electors of CFD No. 63 to be levied within the boundaries of CFD No. 63 to pay for Facilities and Services.

**"Special Tax Requirement"** means for any Fiscal Year that amount required, after taking into account available amounts held in the funds and accounts established under the Indenture, for CFD No. 63 to: (i) pay debt service on all Outstanding Bonds which is due in the calendar year that commences in such Fiscal Year; (ii) pay periodic costs on the Bonds, including, but not limited to, credit enhancement and rebate payments on the Bonds; (iii) pay a pro rata share of Administrative Expenses; (iv) provide any amounts required to establish or replenish any reserve fund for the Bonds; (v) pay directly for acquisition or construction of Facilities, or the cost of Services, to the extent that the inclusion of such amounts does not increase the Special Tax levy on Final Mapped Property or Undeveloped Property; and (vi) provide an amount equal to Special Tax delinquencies based on the historical delinquency rate for the Special Tax as determined by the CFD Administrator.

**"Square Footage"** or **"Sq. Ft."** means the floor area square footage reflected on the original construction building permit, or as set forth in other official records maintained by the City's Building Department or other appropriate means selected by CFD No. 63, issued for construction of Residential Property or Non-Residential Property, plus any square footage subsequently added to a building of Non-Residential Property after issuance of a building permit for expansion or renovation of such building.

**"State"** means the State of California.

**"Taxable Property"** means, for each Fiscal Year, all of the Assessor's Parcels within the boundaries of CFD No. 63 that are not exempt from the Special Taxes pursuant to law or Section E below.

**"Taxable Property Owner Association Property"** means, for each Fiscal Year, all Assessor's Parcels of Property Owner Association Property that are not exempt from the Special Taxes pursuant to Section E below.

**"Taxable Public Property"** means, for each Fiscal Year, all Assessor's Parcels of Public Property that are not exempt from the Special Taxes pursuant to law or Section E below.

**"Tentative Tract Map"** means a map: (i) showing a proposed subdivision of an Assessor's Parcel(s) and the conditions pertaining thereto; (ii) that may or may not be based on a detailed survey; and (iii) that is not recorded by the County to create legal lots.

**"Total Tax Burden"** means, for a Unit within a Land Use Class, for the Fiscal Year in which the Total Tax Burden is being calculated, the sum of (a) the Assigned Special Tax for such Land Use Class for such Fiscal Year, plus (b) the CFD No. 59 special tax for services for such Land Use Class for such Fiscal Year, plus (c) the *ad valorem* property taxes, special assessments, special taxes for any overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes, and assessments (which do not include Contractual Impositions) collected by the County on *ad valorem* tax bills and that the CFD Administrator estimates would be levied or imposed on such Unit in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes, and assessments in such Fiscal Year.

**"Trustee"** means the trustee or fiscal agent under the Indenture.

**"TTM 20265"** means Tentative Tract Map No. 20265, the area of which is located within CFD No. 63.

**"Undeveloped Property"** means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Final Mapped Property, Taxable Public Property, or Taxable Property Owner Association Property.

**"Unit"** means an individual single-family detached or attached home, townhome, condominium, apartment, or other residential dwelling unit, including each separate living area within a half-plex, duplex, triplex, fourplex, or other residential structure.

## B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, beginning with Fiscal Year 2022-23, all Taxable Property within CFD No. 63 shall be classified as Developed Property, Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, or Undeveloped Property and shall be subject to Special Taxes in accordance with the Rate and Method of Apportionment as determined pursuant to Sections C and D below. Assessor's Parcels of Developed Property shall be further classified as Single Family Detached Property or Single Family Attached Property, Other Residential Property, or Non-Residential Property. Assessor's Parcels of Single Family Detached Property shall be assigned to Land Use Classes 1 through 5 and Assessor's Parcels of Single Family Attached Property shall be assigned to Land Use Classes 6 through 10, as listed in Table 1 below based on the Residential Floor Area of the Units on such Assessor's Parcels. Other Residential Property shall be assigned to Land Use Class 11, and Non-Residential Property shall be assigned to Land Use Class 12.

## C. MAXIMUM SPECIAL TAX

### 1. Special Tax

At least 30 days prior to the issuance of Bonds, the Assigned Special Tax on Developed Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, CFD No. 63 shall select and engage a Price Point Consultant and the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of Units within each Land Use Class. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to Units within one or more Land Use Classes of Single Family Property to be constructed within CFD No. 63 exceeds 1.95% of the Minimum Sale Price of such Units, the Assigned Special Tax shall be reduced to the extent necessary to cause the Total Tax Burden that shall apply to Units within such Land Use Class(es) not to exceed 1.95% of the Minimum Sale Price of such Units.

Each Assigned Special Tax reduction for a Land Use Class shall be calculated by the CFD Administrator separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Special Tax, the Backup Special Tax shall also be reduced by the CFD Administrator based on the percentage reduction in Maximum Special Tax revenues within the Tentative Tract Map area(s) where the Assigned Special Tax reductions occurred. Upon determining the reductions, if any, in the Assigned Special Tax and Backup Special Tax required pursuant to this Section C, the CFD Administrator shall complete the Certificate of Modification of Special Tax substantially in the form attached hereto as Exhibit 1 (the "Certificate of Modification"), shall execute such completed Certificate of Modification, and shall deliver such executed Certificate of Modification to CFD No. 63. Upon receipt thereof, if in satisfactory form, CFD No. 63 shall execute such Certificate of Modification. The reduced Assigned Special Tax and Backup Special Tax specified in such Certificate of Modification shall become effective upon the execution of such Certificate of Modification by CFD No. 63.

The Special Tax reductions required pursuant to this section shall be reflected in an amended notice of Special Tax lien, which CFD No. 63 shall cause to be recorded with the County Recorder as soon as practicable after execution of the Certificate of Modification by CFD No. 63. The reductions in this section apply to Single Family Property, but not to Other Residential Property or Non-Residential Property.

#### *a. Developed Property*

1) *Maximum Special Tax*

The Maximum Special Tax that may be levied in any Fiscal Year for each Assessor's Parcel classified as Developed Property shall

be the greater of (i) the amount derived by application of the Assigned Special Tax or (ii) the amount derived by application of the Backup Special Tax. The Maximum Special Tax shall not increase in future years, other than as calculated pursuant to Section C.1.a.3 below.

2) *Assigned Special Tax*

The Assigned Special Tax that may be levied in any Fiscal Year for each Land Use Class is shown below in Table 1.

**TABLE 1**
**ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

| Land Use Class | Description | Residential Floor Area (Square Footage) | Assigned Special Tax |
|---|---|---|---|
| 1 | Single Family Detached Property | < 2,001 | $3,583 per Unit |
| 2 | Single Family Detached Property | 2,001 – 2,200 | $3,831 per Unit |
| 3 | Single Family Detached Property | 2,201 – 2,400 | $3,986 per Unit |
| 4 | Single Family Detached Property | 2,401 – 2,600 | $4,296 per Unit |
| 5 | Single Family Detached Property | > 2,600 | $4,400 per Unit |
| 6 | Single Family Attached Property | < 1,301 | $2,811 per Unit |
| 7 | Single Family Attached Property | 1,301 – 1,450 | $3,060 per Unit |
| 8 | Single Family Attached Property | 1,451 – 1,600 | $3,226 per Unit |
| 9 | Single Family Attached Property | 1,601 – 1,750 | $3,433 per Unit |
| 10 | Single Family Attached Property | > 1,750 | $3,682 per Unit |
| 11 | Other Residential Property | | $71,302 per Acre |
| 12 | Non-Residential Property | | $71,302 per Acre |

*3) Backup Special Tax*

The Backup Special Tax shall be $4,038 per Unit for Single Family Detached Property and $3,249 for Single Family Attached Property. However, if the Expected Residential Lot Count does not equal 87 for Single Family Detached Property or 137 for Single Family Attached Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated separately for Single Family Detached Property and Single Family Attached Property according to the following formula:

Backup Special Tax = $351,277 ÷ Expected Residential Lot Count for Single Detached Family Property

or $445,092 ÷ Expected Residential Lot Count for Single Attached Family Property

If any portion of a Final Subdivision Map, or any area expected by CFD No. 63 to become Final Mapped Property, such as the area within TTM 20265, or any other Tentative Tract Map, changes any time after the City has issued Bonds, causing an adjustment to the number of Designated Buildable Lots, then the Backup Special Tax for all Designated Buildable Lots of Single Family Detached Property and Single Family Attached Property subject to the change shall be calculated according to the following steps:

***Step 1:*** Determine the total Backup Special Tax that could have been collected from Designated Buildable Lots, separately for Single Family Detached Property and Single Family Attached Property, prior to the Final Subdivision Map or expected Final Mapped Property change.

***Step 2:*** Divide the amount determined in Step 1 by the number of Designated Buildable Lots, separately for Single Family Detached Property and Single Family Attached Property, that exists after the Final Subdivision Map or expected Final Mapped Property change.

***Step 3:*** Apply the amount determined in Step 2 as the Backup Special Tax per Unit for Single Family Detached Property and Single Family Attached Property.

***The Backup Special Tax for an Assessor's Parcel shall not change once an Assessor's Parcel is classified as Developed Property.***

***b. Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property***

The Maximum Special Tax for Final Mapped Property, Taxable Public Property, Taxable Property Owner Association Property, and Undeveloped Property shall be $71,302 per Acre, and shall not be subject to increase or reduction and, therefore, shall remain the same in every Fiscal Year.

**2. Multiple Land Use Classes on an Assessor's Parcel**

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. The Maximum Special Tax levied on such Assessor's Parcel shall be the sum of the Maximum Special Tax for all Units of Single Family Property and Acres of Other Residential Property and Non-Residential Property (based on the pro rata share of Square Footage between Other Residential Property and Non-Residential Property, according to the applicable building permits, Final Subdivision Map, parcel map, condominium plan, or other recorded County map) located on that Assessor's Parcel.

## D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

Each Fiscal Year, beginning with Fiscal Year 2022-23, the CFD Administrator shall determine the Special Tax Requirement for such Fiscal Year. The Special Tax shall then be levied as follows:

***First:*** If needed to satisfy the Special Tax Requirement, the Special Tax shall be levied Proportionately on each Assessor's Parcel of Developed Property up to 100% of the applicable Assigned Special Tax;

***Second:*** If additional monies are needed to satisfy the Special Tax Requirement after the first step has been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Final Mapped Property up to 100% of the Maximum Special Tax for Final Mapped Property;

***Third:*** If additional monies are needed to satisfy the Special Tax Requirement after the first two steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property up to 100% of the Maximum Special Tax for Undeveloped Property;

***Fourth***: If additional monies are needed to satisfy the Special Tax Requirement after the first three steps have been completed, then the levy of the Special Tax on each Assessor's Parcel of Developed Property whose Maximum Special Tax is determined through the application of the Backup Special Tax shall be increased Proportionately from the Assigned Special Tax up to the Maximum Special Tax for each such Assessor's Parcel;

***Fifth:*** If additional monies are needed to satisfy the Special Tax Requirement after the first four steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Property Owner Association Property up to the Maximum Special Tax for Taxable Property Owner Association Property;

***Sixth:*** If additional monies are needed to satisfy the Special Tax Requirement after the first five steps have been completed, then the Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property up to the Maximum Special Tax for Taxable Public Property.

Notwithstanding the above, under no circumstances shall the Special Tax levied in any Fiscal Year on any Assessor's Parcel of Single Family Property or Other Residential Property for which an occupancy permit for private residential use has been issued be increased as a result of delinquency or default by the owner or owners of any other Assessor's Parcel or Assessor's Parcels within CFD No. 63 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults.

## E. EXEMPTIONS

No Special Tax shall be levied on up to 3.23 Acres of Public Property and up to 5.45 Acres of Property Owner Association Property. Tax-exempt status will be assigned by the CFD Administrator in the chronological order in which property becomes Public Property or Property Owner Association Property.

Property Owner Association Property or Public Property that is not exempt from the Special Tax under this section shall be subject to the levy of the Special Tax and shall be taxed Proportionately as part of the fifth or sixth step, respectively, in Section D above, up to 100% of the applicable Maximum Special Tax for Taxable Property Owner Association Property and Taxable Public Property. No Special Tax shall be levied in any Fiscal Year on Assessor's Parcels that have fully prepaid the Special Tax obligation pursuant to the formula set forth in Section H.

No Special Tax shall be levied on Lower Income Household Welfare Exemption Property; provided, however, that if, in any Fiscal Year, applicable law does not require that Lower Income Household Welfare Exemption Property be exempt from some portion, or all, of the Special Tax, such portion, or all, of the Special Tax shall be levied on such property in accordance with this Rate and Method of Apportionment based on the Land Use Class to which the Assessor's Parcel is assigned.

## F. APPEALS

Any property owner may file a written appeal of the Special Tax with CFD No. 63 claiming that the amount or application of the Special Tax is not correct. The appeal must be filed not later than one calendar year after having paid the Special Tax that is disputed, and the appellant must be current in all payments of Special Taxes. In addition, during the term of the appeal process, all Special Taxes levied must be paid on or before the payment date established when the levy was made.

The appeal must specify the reasons why the appellant claims the Special Tax is in error. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination.

If the property owner disagrees with the CFD Administrator's decision relative to the appeal, the owner may then file a written appeal with the City Council whose subsequent decision shall be final and binding on all interested parties. If the decision of the CFD Administrator or subsequent decision by the City Council requires the Special Tax to be modified or changed in favor of the property owner, then the CFD Administrator shall

determine if sufficient Special Tax revenue is available to make a cash refund. If a cash refund cannot be made, then an adjustment shall be made to credit future Special Tax levy(ies).

This procedure shall be exclusive and its exhaustion by any property owner shall be a condition precedent to filing any legal action by such owner.

## G. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that the Special Tax may be collected in such other manner as the City Council shall determine, including direct billing of affected property owners.

## H. PREPAYMENT OF SPECIAL TAX

The following definitions apply to this Section H:

**"CFD Public Facilities"** means $11,150,000 for each Prepayment Period, or such lower number as determined by the City Council to be sufficient to fund the Facilities and Services to be provided by CFD No. 63.

**"Expenditures Fund"** means funds or accounts, regardless of their names, that are established to hold moneys that are available to acquire or construct Facilities and to fund Services.

**"Future Facilities Costs"** means the CFD Public Facilities minus (i) Facilities and Services costs previously paid from the Expenditures Fund during the Prepayment Period in which the prepayment is being made, (ii) moneys currently on deposit in the Expenditures Fund from deposits made during the Prepayment Period in which the prepayment is being made, and (iii) moneys currently on deposit in an escrow fund that are expected to be available to finance Facilities costs. In no event shall the amount of Future Facilities Costs be less than zero.

**"Prepayment Period"** means one of three periods of time during which a Special Tax prepayment may be made.

**"Prepayment Period 1"** means July 1, 2022, through June 30, 2056.

**"Prepayment Period 2"** means July 1, 2056, through June 30, 2089.

**"Prepayment Period 3"** means July 1, 2089, through June 30, 2123.

### 1. Prepayment in Full

The obligation of an Assessor's Parcel to pay the Special Tax may be prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels for which a building permit for new construction was issued after January

1, 2021, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge a fee for providing this service. Prepayment in any six month period must be made not less than 45 days prior to the next occurring date that notice of redemption of Bonds from the proceeds of such prepayment may be given to the Trustee pursuant to the Indenture.

The Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

| | |
|---|---|
| Bond Redemption Amount | |
| plus | Redemption Premium |
| plus | Future Facilities Amount |
| plus | Defeasance Amount |
| plus | Administrative Fees and Expenses |
| less | Reserve Fund Credit |
| Total | Prepayment Amount |

As of the proposed date of prepayment, the Special Tax Prepayment Amount (defined below) shall be calculated by the CFD Administrator as follows:

**Paragraph No.**

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel, and determine the Prepayment Period for the proposed prepayment.

2. Compute the Assigned Special Tax and Backup Special Tax for the Assessor's Parcel to be prepaid based on the Developed Property Special Tax which is, or could be, charged in the current Fiscal Year. For Assessor's Parcels of Final Mapped Property (for which a building permit has been issued but which is not yet classified as Developed Property) to be prepaid, compute the Assigned Special Tax and Backup Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for that Assessor's Parcel.

3. (a) Divide the Assigned Special Tax computed pursuant to Paragraph 2 by the total estimated Assigned Special Tax for CFD No. 63 based on the Developed Property Special Tax which could be charged in the current Fiscal Year on all expected development through buildout of CFD No. 63, excluding any Assessor's Parcels which have been prepaid, and

   (b) Divide the Backup Special Tax computed pursuant to Paragraph 2 by the estimated total Backup Special Tax at buildout of CFD No. 63, excluding any Assessor's Parcels which have been prepaid.

4. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the Outstanding Bonds to compute the amount of Outstanding Bonds to be retired and prepaid (the "Bond Redemption Amount").

5. Multiply the Bond Redemption Amount computed pursuant to Paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%), if any, on the Outstanding Bonds to be redeemed (the "Redemption Premium").

6. Compute the Future Facilities Costs for the applicable Prepayment Period.

7. Multiply the larger quotient computed pursuant to Paragraph 3(a) or 3(b) by the amount determined pursuant to Paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").

8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the earliest redemption date for the Outstanding Bonds.

9. Determine the Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.

10. Add the amounts computed pursuant to Paragraphs 8 and 9 to determine the "Defeasance Amount".

11. Verify the administrative fees and expenses of CFD No. 63, including the costs to compute the prepayment, the costs to invest the prepayment proceeds, the costs to redeem Bonds, and the costs to record any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

12. If reserve funds for the Outstanding Bonds, if any, are at or above 100% of the reserve requirement (as defined in the Indenture) on the prepayment date, a reserve fund credit shall be calculated as a reduction in the applicable reserve fund for the Outstanding Bonds to be redeemed pursuant to the prepayment (the "Reserve Fund Credit"). No Reserve Fund Credit shall be granted if reserve funds are below 100% of the reserve requirement on the prepayment date or the redemption date.

13. The Special Tax prepayment is equal to the sum of the amounts computed pursuant to Paragraphs 4, 5, 7, 10, and 11, less the amount computed pursuant to Paragraph 12 (the "Prepayment Amount").

14. From the Prepayment Amount, the amounts computed pursuant to Paragraphs 4, 5, 10, and 12 shall be deposited into the appropriate fund as established under the Indenture and be used to retire Outstanding Bonds or make debt service payments. The amount computed pursuant to Paragraph 7 shall be deposited into the Expenditures Fund. The amount computed pursuant to Paragraph 11 shall be retained by CFD No. 63.

The Special Tax Prepayment Amount may be sufficient to redeem other than a $5,000 increment of Bonds. In such cases, the increment above $5,000, or integral multiple thereof, will be retained in the appropriate fund established under the Indenture to be used with the next prepayment of Bonds or to make debt service payments.

As a result of the payment of the current Fiscal Year's Special Tax levy as determined under Paragraph 9 (above), the CFD Administrator shall remove the current Fiscal Year's Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid during Prepayment Period 3, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been prepaid and that the obligation of such Assessor's Parcel to pay the Special Tax shall cease.

With respect to the Special Tax for any Assessor's Parcel that is prepaid during Prepayment Period 1 or Prepayment Period 2, the obligation of such Assessor's Parcel to pay the Special Tax shall be tolled, or suspended, through the end of such Prepayment Period, but shall resume in the first Fiscal Year of the subsequent Prepayment Period. The CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act to indicate that the Special Tax has been satisfied for the remainder of the applicable Prepayment Period but has not been permanently satisfied and the obligation to pay the Special Tax will resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

Notwithstanding the foregoing, no Special Tax prepayment shall be allowed unless the amount of the Maximum Special Tax that may be levied on Taxable Property within CFD No. 63 (after excluding 3.23 Acres of Public Property and 5.45 acres of Property Owner Association Property) both prior to and after the proposed prepayment is at least 1.1 times the maximum annual debt service on all Outstanding Bonds.

**2. Prepayment in Part**

The Special Tax on an Assessor's Parcel for which a building permit for new construction was issued after January 1, 2021, may be partially prepaid. The amount of the prepayment shall be calculated as in Section H.1, except that a partial prepayment shall be calculated by the CFD Administrator according to the following formula:

$$PP = (PF - AE) \times \% + AE.$$

The terms above have the following meaning:

PP = the partial prepayment
PF = the Prepayment Amount (full prepayment) for the Special Tax calculated according to Section H.1
AE = the Administrative Fees and Expenses determined pursuant to paragraph 11 above
% = the percentage by which the owner of the Assessor's Parcel(s) is partially prepaying the Special Tax

The Special Tax partial prepayment amount must be sufficient to redeem at least a $5,000 increment of Bonds.

The owner of any Assessor's Parcel who desires such prepayment shall notify the CFD Administrator of such owner's intent to partially prepay the Special Tax and the percentage by which the Special Tax shall be prepaid. The CFD Administrator shall provide the owner with a statement of the amount required for the partial prepayment of the Special Tax for an Assessor's Parcel within thirty (30) days of the request and may charge a fee for providing this service. With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute the remitted prepayment funds according to Section H.1, and (ii) indicate in the records of CFD No. 63 that there has been a partial prepayment of the Special Tax and that a portion of the Special Tax with respect to such Assessor's Parcel, equal to the outstanding percentage (100% - "%", as defined above) of the Maximum Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D during the Prepayment Period in which the partial prepayment is made.

For partial prepayments made during Prepayment Period 1 or Prepayment Period 2, the full amount of the Special Tax shall resume in the first Fiscal Year of the Prepayment Period following the Prepayment Period in which the partial prepayment was made. Once the obligation of an Assessor's Parcel to pay the Special Tax resumes, the Special Tax for the then applicable Prepayment Period may be prepaid.

## I. TERM OF SPECIAL TAX

The Fiscal Year after which no further Special Tax shall be levied or collected is Fiscal Year 2122-2123, except that the Special Tax that was lawfully levied in or before such Fiscal Year and that remains delinquent may be collected in subsequent years.

**EXHIBIT 1**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**
**(PAGE 1 OF 2)**

**CITY OF ONTARIO AND CFD NO. 63 CERTIFICATE**

1. Pursuant to Section C.1 of the Rate and Method of Apportionment of Special Tax (the "Rate and Method") for City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) ("CFD No. 63"), the Assigned Special Tax and the Backup Special Tax for Developed Property within CFD No. 63 has been modified.

    a. The information in Table 1 relating to the Assigned Special Tax for Developed Property within CFD No. 63, as stated in Section C.1.a.2 of the Rate and Method of Apportionment, has been modified as follows:

**TABLE 1**
**ASSIGNED SPECIAL TAX – DEVELOPED PROPERTY**

| Land Use Class | Description | Residential Floor Area (Square Footage) | Assigned Special Tax |
|---|---|---|---|
| 1 | Single Family Detached Property | < 2,001 | $[ ] per Unit |
| 2 | Single Family Detached Property | 2,001 – 2,200 | $[ ] per Unit |
| 3 | Single Family Detached Property | 2,201 – 2,400 | $[ ] per Unit |
| 4 | Single Family Detached Property | 2,401 – 2,600 | $[ ] per Unit |
| 5 | Single Family Detached Property | > 2,600 | $[ ] per Unit |
| 6 | Single Family Attached Property | < 1,301 | $[ ] per Unit |
| 7 | Single Family Attached Property | 1,301 – 1,450 | $[ ] per Unit |
| 8 | Single Family Attached Property | 1,451 – 1,600 | $[ ] per Unit |
| 9 | Single Family Attached Property | 1,601 – 1,750 | $[ ] per Unit |
| 10 | Single Family Attached Property | > 1,750 | $[ ] per Unit |
| 11 | Other Residential Property | | $[ ] per Acre |
| 12 | Non-Residential Property | | $[ ] per Acre |

    b. The Backup Special Tax for Developed Property, as stated in Section C.1.a.3, shall be modified as follows:

**EXHIBIT 1**

**CERTIFICATE OF MODIFICATION OF SPECIAL TAX**
**(PAGE 2 OF 2)**

The Backup Special Tax shall be $[____] per Unit for Single Family Detached Property and $[____] per Unit for Single Family Attached Property. However, if the Expected Residential Lot Count does not equal 87 for Single Family Detached Property or 137 for Single Family Attached Property, and the City has not issued Bonds, then the Backup Special Tax for Designated Buildable Lots of Single Family Property shall be calculated separately for Single Family Detached Property and Single Family Attached Property according to the following formula:

Backup Special Tax = $[_____] ÷ Expected Residential Lot Count for Single Family Detached Property

or $[_____] ÷ Expected Residential Lot Count for Single Family Attached Property

2. The Special Tax for Developed Property may only be modified prior to the first issuance of CFD No. 63 Bonds.

3. Upon execution of this certificate by CFD No. 63, CFD No. 63 shall cause an amended notice of Special Tax lien for CFD No. 63 to be recorded reflecting the modifications set forth herein.

Capitalized undefined terms used herein have the meanings ascribed thereto in the Rate and Method. The modifications set forth in this Certificate have been calculated by the CFD Administrator in accordance with the Rate and Method.

GOODWIN CONSULTING GROUP, INC.
CFD ADMINISTRATOR

By:_____ Date:_____

The undersigned acknowledges receipt of this Certificate and of the modification of the Assigned Special Tax and Backup Special Tax for Developed Property as set forth in this Certificate.

CITY OF ONTARIO
COMMUNITY FACILITIES DISTRICT NO. 63
(OLIVE AND OLEANDER FACILITIES)

By:_____ Date:_____

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, TO INCUR BONDED INDEBTEDNESS OF THE PROPOSED CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES).

WHEREAS, the City Council (the "City Council") of the City of Ontario (the "City"), pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), has this date adopted its Resolution entitled "A Resolution of the City Council of the City of Ontario, California, of Intention to Establish a Community Facilities District, Proposed to be Named City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities), and to Authorize the Levy of Special Taxes," stating its intention to establish City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) (the "Community Facilities District") for the purpose of financing certain public facilities (the "Facilities") and services, as further provided in said Resolution; and

WHEREAS, in order to finance the Facilities, it is necessary to incur bonded indebtedness in the amount of up to $38,000,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ontario as follows:

SECTION 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

SECTION 2. The City Council hereby declares that in order to finance the Facilities, it is necessary to incur bonded indebtedness.

SECTION 3. The purpose for which the proposed debt is to be incurred is to provide the funds necessary to pay the costs of the Facilities, including all costs and estimated costs incidental to, or connected with, the accomplishment of said purpose and of the financing thereof, as permitted by Section 53345.3 of the Act.

SECTION 4. The maximum amount of the proposed debt is $38,000,000.

SECTION 5. The City Council hereby fixes Tuesday, April 19, 2022, at 6:30 p.m., or as soon thereafter as the City Council may reach the matter, at 303 East B Street, Ontario, California, as the time and place when and where the City Council will conduct a public hearing on the proposed debt authorization; provided, that, in the event the April 19, 2022 City Council meeting is held via teleconference and/or videoconference only, the means by which the public may observe such public hearing and offer public comment shall be prescribed in the notice and agenda for such City Council meeting.

SECTION 6. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in a newspaper of general circulation published in the area of the proposed Community Facilities District. The publication of

said notice shall be completed at least seven days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53346 of the Act.

SECTION 7. All actions heretofore taken by the officers, employees and agents of the City with respect to the proposed incurrence of bonded indebtedness by the Community Facilities District, or in connection with or related to any of the matters referred to herein, are hereby approved, confirmed and ratified.

SECTION 8. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

SECTION 9. This Resolution shall take effect immediately upon its adoption.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**PETITION**

**TO CREATE A**

**COMMUNITY FACILITIES DISTRICT**

City Council
City of Ontario
303 East B Street
Ontario, California

Members of the City Council:

This is a petition to create a community facilities district, and a waiver with respect to certain procedural matters, under the Mello-Roos Community Facilities Act of 1982 (the "Act"), and the undersigned hereby states as follows:

**1. Landowner; Property.** This Petition is submitted by Shea Homes Limited Partnership, a California limited partnership (the "Landowner"), as the legal owner of 100% of the real property described in Exhibit A attached hereto and made a part hereof (the "Property"). All of the Property is included within the proposed boundaries of the community facilities district that the Landowner is, pursuant to paragraph 2 hereof, requesting the City Council (the "City Council") of the City of Ontario (the "City") to establish. The Property consists of approximately 21.09 acres and comprises 100% of the area of land proposed to be included within such community facilities district and not proposed to be exempt from the special tax.

**2. Proceedings Requested.** The Landowner hereby requests that the City Council of the City institute proceedings pursuant to the Act to establish a community facilities district to be named "City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities)" (the "Community Facilities District"), to levy special taxes in the Community Facilities District and to authorize special tax bonds for the Community Facilities District in an amount of not to exceed $38,000,000.

**3. Boundaries of Community Facilities District.** The boundaries of the territory that is proposed for inclusion in the Community Facilities District are described in Exhibit B attached hereto and made a part hereof.

**4. Types of Facilities and Services.** The types of facilities and services to be financed by the Community Facilities District are described in Exhibit C attached hereto and made a part hereof.

**5. Elections.** The Landowner hereby requests that the special elections to be held under the Act to authorize the special taxes for the Community Facilities District, to authorize the issuance of the bonds for the Community Facilities District and to establish an appropriations limit for the Community Facilities District be consolidated into a single election and that the election be conducted by the City and its officials using mailed or hand-delivered ballots and that such ballots be opened and canvassed and the results certified at the same meeting of the City

Council as the public hearings on the Community Facilities District under the Act, or as soon thereafter as possible.

**6. Waiver.** To expedite the completion of the proceedings for the Community Facilities District, the Landowner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the election, all ballot analysis and arguments for the election and all requirements as to the form of the ballot.

**7. Deposit.** The Landowner has previously submitted (a) a check in the amount of $75,000, which constitutes the deposit required by the City to be used to compensate the City Council and the City for all costs incurred in conducting proceedings to establish the Community Facilities District, and (b) a duly executed Deposit and Reimbursement Agreement, dated as of January 1, 2022 (the "Deposit and Reimbursement Agreement"), by and between the City and the Landowner, relating to the Community Facilities District.

**8. Representations and Warranties.** The Landowner hereby represents and warrants to the City that (a) the Landowner is, as of the date of this Petition, the legal owner of the fee interest in the Property, and that no other person or entity is the legal owner of all or any portion of the fee interest in any of the Property, (b) the Landowner has the power and authority to execute and deliver the Deposit and Reimbursement Agreement and this Petition, and has taken all action necessary to cause the Deposit and Reimbursement Agreement and this Petition to be executed and delivered on its behalf, and (c) the Deposit and Reimbursement Agreement and this Petition have been duly and validly executed and delivered on behalf of the Landowner.

**9. Mailing Address.** The address of the Landowner for receiving notices and ballots is: Shea Homes Limited Partnership, 2 Ada, Suite 200, Irvine, California 92618, Attention: Gina Gordon.

This Petition is dated as of March 15, 2022.

**SHEA HOMES LIMITED PARTNERSHIP,**
**A California limited partnership**

By: _____
Robert R. O'Dell,
Vice President and Treasurer

By: _____
James G. Shontere,
Secretary

## EXHIBIT A

## DESCRIPTION OF PROPERTY

The Property consists of the following San Bernardino County Assessor Parcel Number:

0218-211-35-0000

## EXHIBIT B

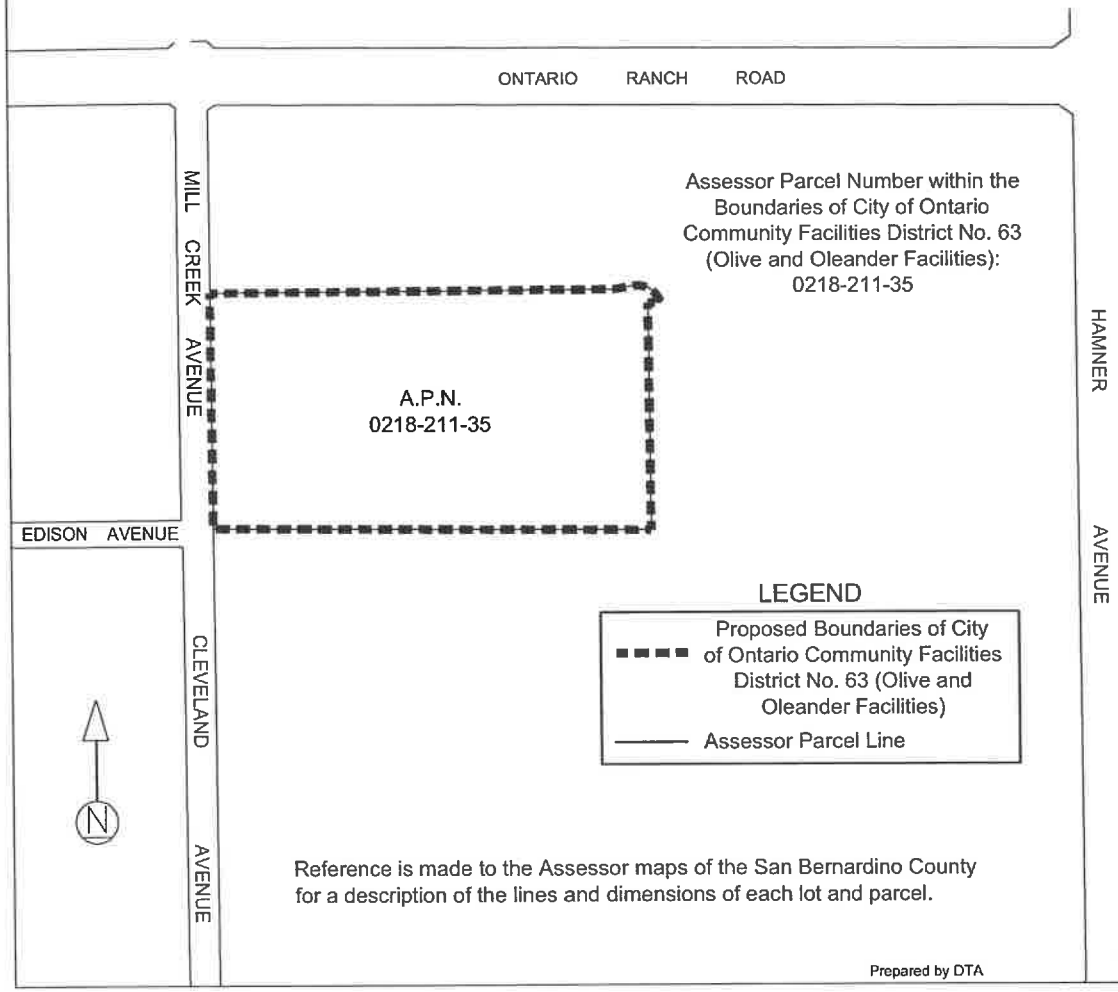
## BOUNDARIES OF COMMUNITY FACILITIES DISTRICT

The boundaries of the territory which is proposed for inclusion in the Community Facilities District are depicted in the attached map. Such territory consists of the following San Bernardino County Assessor Parcel Number:

0218-211-35-0000

SHEET 1 OF 1

# PROPOSED BOUNDARIES OF CITY OF ONTARIO COMMUNITY FACILITIES DISTRICT NO. 63 (OLIVE AND OLEANDER FACILITIES) SAN BERNARDINO COUNTY STATE OF CALIFORNIA




Reference is made to the Assessor maps of the San Bernardino County for a description of the lines and dimensions of each lot and parcel.

Prepared by DTA

(1) Filed in the office of the Clerk of the City of Ontario this ____ day of _____, 2022.

_____
Sheila Mautz, Clerk of the City of Ontario, California

(2) I hereby certify that the within map showing the proposed boundaries of City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities), San Bernardino County, State of California, was approved by the City Council of the City of Ontario at a regular meeting thereof, held on the _____ day of _____, 2022, by its Resolution No. _____.

_____
Sheila Mautz, Clerk of the City of Ontario, California

CITY OF ONTARIO INCORPORATED DECEMBER 1891 CALIFORNIA

San Bernardino County Recorder's Certificate

This map has been filed under Document Number _____, this _____ day of _____, 2022, at _____.m., in Book _____ of Maps of Assessment and Community Facilities Districts at page _____, in the office of the county recorder in San Bernardino County, State of California, at the request of the City of Ontario in the amount of $_____.

Bob Dutton
Assessor-Recorder
San Bernardino County

By:_____
Deputy Recorder

## EXHIBIT C

## TYPES OF FACILITIES AND SERVICES

### Facilities

The types of facilities to be financed by the Community Facilities District are street and bridge improvements, including grading, paving, curbs and gutters, sidewalks, street signalization and signage, street lights and parkway and landscaping related thereto, domestic and recycled water distribution facilities, sewer collection facilities, solid waste facilities, storm drainage facilities, park and recreation facilities and equipment, aquatic facilities and equipment, fire facilities and equipment, police facilities and equipment, library facilities and equipment, fiber optic telecommunication system facilities, general governmental office, administrative and meeting facilities, and land, rights-of-way and easements necessary for any of such facilities.

### Services

The types of services to be financed by the Community Facilities District are police protection services, fire protection and suppression services, ambulance and paramedic services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

# DEPOSIT AND REIMBURSEMENT AGREEMENT

**by and between**

**CITY OF ONTARIO**

**and**

**SHEA HOMES LIMITED PARTNERSHIP**

**Dated as of January 1, 2022**

**City of Ontario**
**Community Facilities District No. 63**
**(Olive and Oleander Facilities)**

## DEPOSIT AND REIMBURSEMENT AGREEMENT

**THIS DEPOSIT AND REIMBURSEMENT AGREEMENT** (this "Deposit Agreement"), dated as of January 1, 2022, is by and between the CITY OF ONTARIO, a general law city organized and existing under and by virtue of the laws of the State of California (the "City"), and SHEA HOMES LIMITED PARTNERSHIP, a limited partnership organized and existing under and by virtue of the laws of the State of California (the "Landowner").

**W I T N E S S E T H:**

**WHEREAS,** the Landowner has informed the City that it expects to submit a petition to the City Council of the City (the "City Council") to establish, pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act"), a community facilities district to be named City of Ontario Community Facilities District No. 63 (Olive and Oleander Facilities) (the "Community Facilities District"); and

**WHEREAS,** the City's Mello-Roos Community Facilities Act of 1982 Local Goals and Policies (the "Policies") provide that the costs of the proceedings for a community facilities district financing initiated by petition of landowners are to be borne by the petitioners, that no action will be taken on any petition unless and until a deposit of funds is made by the petitioners with the City and that, if bonds are issued by such community facilities district, the petitioners will be reimbursed from bond proceeds for the portion of such deposit that has been expended or encumbered; and

**WHEREAS,** the Landowner desires to provide such deposit of funds; and

**WHEREAS,** Section 53314.9 of the Act provides that, at any time either before or after the formation of a community facilities district, the legislative body may accept advances of funds from any source, including, but not limited to, private persons or private entities and may provide, by resolution, for the use of those funds for any authorized purpose, including, but not limited to, paying any cost incurred by the local agency in creating a community facilities district; and

**WHEREAS,** Section 53314.9 of the Act further provides that the legislative body may enter into an agreement, by resolution, with the person or entity advancing the funds, to repay all or a portion of the funds advanced, as determined by the legislative body, with or without interest, under all of the following conditions: (a) the proposal to repay the funds is included in both the resolution of intention to establish a community facilities district adopted pursuant to Section 53521 of the Act and in the resolution of formation to establish the community facilities district pursuant to Section 53325.1 of the Act, (b) any proposed special tax is approved by the qualified electors of the community facilities district pursuant to the Act, and (c) any agreement shall specify that if the qualified electors of the community facilities district do not approve the proposed special tax, the local agency shall return any funds which have not been committed for any authorized purpose by the time of the election to the person or entity advancing the funds; and

**WHEREAS,** the City and the Landowner desire to enter into this Deposit Agreement in accordance with the Policies and Section 53314.9 of the Act in order to provide for the advancement of funds by the Landowner to be used to pay costs incurred in connection with the establishment of the Community Facilities District and the issuance of special tax bonds (the "Bonds") thereby, and to provide for the reimbursement to the Landowner of such funds advanced, without interest, from the proceeds of any Bonds issued by the Community Facilities District;

**NOW, THEREFORE,** for and in consideration of the mutual promises and covenants herein contained, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

**Section 1. The Deposits and Application Thereof.** (a) The Landowner has delivered to the City a check payable to the "City of Ontario" in the amount of $75,000 (the "Initial Deposit"). The City, by its execution hereof, acknowledges receipt of, and accepts, the Initial Deposit.

(b) The Initial Deposit, together with any subsequent deposit required to be made by the Landowner pursuant to the terms hereof (collectively, the "Deposits"), are to be used to pay for any costs incurred for any authorized purpose in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby, including, without limitation, (i) the fees and expenses of any consultants to the City employed in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby, including an engineer, a special tax consultant, municipal advisor, City attorney, bond counsel and any other consultant deemed necessary or advisable by the City, (ii) the costs of appraisals, market absorption and feasibility studies and other reports deemed necessary or advisable by the City in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby, (iii) the costs of publication of notices, preparation and mailing of ballots and other costs related to any hearing, election or other action or proceeding undertaken in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby, (iv) reasonable charges for City staff time incurred in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby, including a reasonable allocation of City overhead expense related thereto, and (v) any and all other actual costs and expenses incurred by the City in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby (collectively, the "Initial Costs"). The City may draw upon the Deposits from time to time to pay the Initial Costs.

(c) If, at any time prior to the establishment of the Community Facilities District and the issuance of Bonds thereby, the unexpended and uncommitted balance of the Deposits is less than $5,000, the City may request, in writing, that the Landowner make an additional deposit in an amount estimated to be sufficient, together with any such unexpended and uncommitted balance and any special taxes of the Community Facilities District available for such purpose, to pay for all Initial Costs. The Landowner shall make such additional deposit with the City within ten business days of the delivery to the Landowner of the City's written request therefor. If the Landowner fails to make any such additional deposit within such ten business day period, the City may cease all work related to the establishment of the Community Facilities District and the issuance of Bonds thereby.

(d) The Deposits may be commingled with other funds of the City for purposes of investment and safekeeping, but the City shall at all times maintain records as to the expenditure of the Deposits.

(e) The City shall provide the Landowner with a written monthly summary of expenditures made from the Deposits, and the unexpended balance thereof, within ten business days of receipt by the City of a written request therefor submitted by the Landowner. The cost of providing any such summary shall be charged to the Deposits.

**Section 2. Return of Deposits; Reimbursement.** (a) As provided in Section 53314.9 of the Act, the approval by the qualified electors of the Community Facilities District of the proposed special tax to be levied therein is a condition to the repayment to the Landowner of the funds advanced by the Landowner pursuant hereto. Therefore, if the qualified electors of the Community Facilities District do not approve the proposed special tax to be levied therein, the City shall have no obligation to repay the Landowner any portion of the Deposits expended or encumbered to pay Initial Costs. In accordance with Section 53314.9 of the Act, if the qualified electors of the Community Facilities District do not approve the proposed special tax to be levied therein, the City shall return to the Landowner any portion of the Deposits which have not been expended or encumbered to pay Initial Costs by the time of the election on said proposed special tax.

(b) If proceedings for the establishment of the Community Facilities District or the issuance of Bonds thereby are terminated, the City shall, within ten business days after official action by the City or the Community Facilities District to terminate said proceedings, return the then unexpended and uncommitted portion of the Deposits to the Landowner, without interest.

(c) If Bonds are issued by the Community Facilities District, the City shall reimburse the Landowner, without interest, for the portion of the Deposits that has been expended or encumbered, said reimbursement to be made within 30 business days after the issuance of such Bonds, solely from the proceeds of such Bonds and only to the extent otherwise permitted under the Act. The City shall, within ten business days after the issuance of such Bonds, return the then unexpended and uncommitted portion of the Deposits to the Landowner, without interest.

**Section 3. Deposit Agreement Not Debt or Liability of City.** As provided in Section 53314.9(b) of the Act, this Deposit Agreement does not constitute a debt or liability of the City. The City shall not be obligated to advance any of its own funds to pay Initial Costs or any other costs incurred in connection with the establishment of the Community Facilities District and the issuance of Bonds thereby. No member of the City Council and no officer, employee or agent of the City shall to any extent be personally liable hereunder.

**Section 4. Notices.** All written notices to be given hereunder shall be given to the party entitled thereto at its address set forth below, or at such other address as such party may provide to the other parties in writing from time to time, namely:

| | |
|---|---|
| If to the City: | City of Ontario<br>303 East B Street<br>Ontario, California 91764<br>Attention: Financial Services Department |
| If to the Landowner: | Shea Homes Limited Partnership<br>2 Ada, Suite 200<br>Irvine, California 92618<br>Attention: Gina Gordon |

Each such notice or other communication hereunder shall be deemed delivered to the party to whom it is addressed (a) if given by courier or delivery service or if personally served or delivered, upon delivery, (b) if given by electronic communication, whether by electronic mail, telegram or telecopier, upon the sender's receipt of an appropriate answerback or other written acknowledgment, (c) if given by registered or certified mail, return receipt requested, deposited with the United States mail postage prepaid, 72 hours after such notice is deposited with the United States mail, or (d) if given by any other means, upon delivery at the address specified in this Section.

**Section 5. California Law.** This Deposit Agreement shall be governed and construed in accordance with the laws of the State of California.

**Section 6. Severability.** If any part of this Deposit Agreement is held to be illegal or unenforceable by a court of competent jurisdiction, the remainder of this Deposit Agreement shall be given effect to the fullest extent reasonably possible.

**Section 7. Assignment by Landowner; Successors and Assigns.** The rights and obligations of the Landowner hereunder may, with the prior written consent of the City, be assigned to a person or entity that purchases property within the proposed Community Facilities District from the Landowner, which person or entity in writing accepts such rights so assigned and assumes such obligations so assigned. This Deposit Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

**Section 8. Counterparts.** This Deposit Agreement may be executed in counterparts, each of which shall be deemed an original and all of which shall constitute but one and the same instrument.

**IN WITNESS WHEREOF,** the parties hereto have executed this Deposit Agreement as of the date first written above.

**CITY OF ONTARIO**

By: _____
Scott Ochoa,
City Manager

**SHEA HOMES LIMITED PARTNERSHIP,**
**A California limited partnership**

By: _____
Robert R. O'Dell,
Vice President and Treasurer

By: _____
James G. Shontere,
Secretary

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Public Works<br>Prepared By: Bonnie Tam<br>Staff Member Presenting:<br>Tito Haes, Executive Director Public Works<br>Reviewed By: Bonnie Tam<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 5 |

**SUBJECT:** **AN AMENDMENT TO THE GOODS AND SERVICES AGREEMENT WITH MYERS & SONS HI-WAY SAFETY INC. FOR PROCUREMENT OF TRAFFIC CONTROL DEVICES AND MATERIALS**

**RECOMMENDATION:** That the City Council approve and authorize the City Manager to execute Amendment No. 2 to the Goods and Services Agreement (on file in the Records Management Department) with Myers & Sons Hi-Way Safety Inc. of Chino, California, for procurement of traffic control devices and materials in the amount of $25,000, for a revised not to exceed amount of $196,000.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**

**FISCAL IMPACT:** The Fiscal Year 2021-22 Adopted Budget includes appropriations of $25,000 in the Water Operating fund for procurement of traffic control devices and materials.

**BACKGROUND & ANALYSIS:** The Public Works Agency and Ontario Municipal Utilities Company utilizes traffic control devices when working in City streets and rights of way for safety and the control of vehicle and pedestrian traffic. On October 9, 2019, the City Council awarded a Goods and Services Agreement to Myers & Sons Hi-Way Safety Inc. for traffic control barricades, cones, and materials as the lowest responsive bidder. Public Works spends approximately $34,000 per year on traffic control devices, and Utilities spends an additional $7,000 per year. The proposed Amendment will ensure that the City will have a more adequate supply of the materials and equipment needed to operate safely and efficiently.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Recreation & Community Services<br>Prepared By: Nick S Gonzalez<br>Staff Member Presenting:<br>Helen McAlary, Executive Director Community Life and Culture<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 6 |

**SUBJECT: AUTHORIZE A SOLE SOURCE VENDOR TO PROVIDE A CUSTOM DESIGNED FIREWORKS SHOW FOR THE ANNUAL INDEPENDENCE DAY CELEBRATION**

**RECOMMENDATION:** That the City Council authorize and approve a sole source vendor to provide a pyrotechnic custom designed fireworks show for the annual Independence Day celebration.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities**

**FISCAL IMPACT:** The Fiscal Year 2022-23 Operating Budget includes $44,000 to cover expenses related to the production of the Independence Day fireworks show. The approval of a sole source vendor to provide a pyrotechnic custom designed fireworks show for the annual Independence Day celebration does not commit the City to any specific level of future expenditures with this vendor. Future expenditures for the vendor will not exceed the Recreation & Community Services Department's operating budget established by the City Council.

**BACKGROUND & ANALYSIS:** The Recreation & Community Services Department hosts a free fireworks show to celebrate Independence Day each year for the community. The various fireworks elements for the show are set from the Whispering Lakes Golf Course for approximately twenty minutes. Viewing for the show, as well as additional entertainment, are held throughout Westwind Park and average over 25,000 spectators each year. The pyrotechnic operator responsible for the fireworks show must provide all necessary preproduction services, music production and choreography, licensed and specialized crew, an electronic firing system, and pyrotechnic safety equipment used for support and protection. Due to the specialized nature of this service, the level of vendor compliance necessary for the City's insurance, and the specific safety requirements of the pyrotechnics, there are a limited number of vendors that can provide this service in our region.

For these reasons, it is not cost-effective to solicit bids or issue a requests for proposals. Authorizing a sole source vendor will facilitate the following:

- A full service program executed by a professional vendor that provides preproduction services, music production and choreography;
- Services by a licensed pyrotechnic operator, specialized crew, an electronic firing system, and pyrotechnic safety equipment used for support and protection;
- Licensed operator to work directly with the Ontario Fire Department to provide all necessary fire department and other fireworks related permits; and
- Better service offerings since the vendor is familiar with the services and event logistics by the Recreation & Community Services Department.

Ontario Municipal Code Section 2-6.23(b) and 2-6.23(c) authorizes the Purchasing Officer to make purchases without following the standard purchasing procedures whenever (1) the goods can be obtained from only one source, and/or (2) a breakdown in machinery, equipment, or an essential services which requires immediate purchase of supplies and equipment to protect public health, safety, and welfare generates circumstances that a competitive bid would thus be undesirable, impractical, or impossible.

The Staff recommendation for this vendor was developed based upon the specialized nature of their service and their previous work with the City.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Police Department<br>Prepared By: Nicole Alvarez<br>Staff Member Presenting:<br>Mike Lorenz, Chief of Police<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 7 |

**SUBJECT: PRE-AUTHORIZED LIST OF VENDORS TO PROVIDE SPECIALIZED EQUIPMENT, SERVICES, AND TRAINING FOR THE POLICE DEPARTMENT**

**RECOMMENDATION:** That the City Council approve the attached list of pre-authorized vendors.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**

**FISCAL IMPACT:** The designation of the pre-authorized vendors is to provide specialized safety equipment, maintenance and specialized services and does not affect appropriations nor commit the City to any specific level of future expenditures with these vendors. Expenditures for each vendor, and in total for each fiscal year, will not exceed the Police Department's appropriations limits established by the City Council.

**BACKGROUND & ANALYSIS:** The Police Department employs 280 sworn staff. To ensure that Staff have the equipment to perform their job duties safely, supplies and training are necessary. Undue time delays can impact the City's ability to provide services to the community. Due to specialized equipment and service animals used for police work, there is a limited number of authorized vendors that can provide them. In many cases, there is only a single authorized vendor that is qualified or approved to provide the equipment or animal. The vendors are located through yearly trade shows or federal requirements. The maximum spending limit over the course of five years coincides with the City of Ontario's purchasing policy, which requires Council approval for procurement from a single vendor over $100,000. The thresholds are not expected to be exceeded as various emergency contingencies were factored into the calculation. Establishing a pre-authorized list of vendors for these services will facilitate the following: Ensures the necessary equipment is available when needed for staff to perform their job duties safely; Decreases the timeline on purchase and training of service animals and; Enables more assets to serve the community. The following list was developed using previously Council-approved vendors and OPD's direct experience with them. If approved by the City Council, purchase orders (within approved budget amount) will be issued to each vendor without quotes for individual equipment, animals, and training services. Ontario Municipal Code Section 2-6.23(b) and 2-6.23(c) authorizes the Purchasing Officer to make purchases without following the standard purchasing procedures whenever (1) the goods can be obtained from only one source, and/or (2) a breakdown in

machinery, equipment or an essential service which requires an immediate purchase of supplies and equipment to protect public health, safety and welfare generates circumstances that a competitive process would be unavailing or would not produce an advantage, and the advertisement for competitive bid would thus be undesirable, impractical, or impossible.

| **Sole Source Vendor** | **Pre-Approval Requested** |
|---|---|
| Adlerhorst | 550,000.00 |
| Motoport,USA | 100,000.00 |
| Motorola Solutions Inc. | 525,000.00 |
| Bio Tox | 600,000.00 |
| Thomson Reuters | 175,000.00 |
| **Non-Sole Source Vendor** | **Pre-Approval Requested** |
| AARDVARK | 600,000.00 |
| Blankenship Police Supplies | 250,000.00 |
| Keystone Uniform Depot | 100,000.00 |
| LA Police Gear | 500,000.00 |
| Pepperball | 100,000.00 |
| Pristine Uniforms, LLC | 750,000.00 |
| Dooley Enterprise & San Diego Police Equipment | 900,000.00 |
| Safariland Ltd Inc. | 800,000.00 |
| Loma Linda University- Medical Exams | 150,000.00 |
| San Bernardino County-Parking Citation/Admin Fee cut | 450,000.00 |
| Communication Center Specialist- Deep Cleaning Dispatch Consoles | 150,000.00 |
| Dataworks | 175,000.00 |
| Precision Survey Supply | 750,000.00 |
| Flock Automated License Plate Recognition | 1,000,000.00 |
| Vigilant | 115,000.00 |
| Sun Badge Co. | 100,000.00 |

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Engineering<br>Prepared By: Bryan Lirley<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Reviewed By: Khoi Do, Khoi Do<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 8 |

**SUBJECT: AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH HARRIS AND ASSOCIATES FOR ON-CALL ENGINEERING PLAN CHECK SERVICES**

**RECOMMENDATION:** That the City Council approve an Amendment to the Professional Services Agreement (on file in the Records Management Department) with Harris and Associates, of Irvine, California, to provide on-call Plan Checking Services for a revised total annual authorized expenditure of $2,600,000 in FY2021-22 and $2,080,000 in FY2022-23, with a revised overall contract not-to-exceed amount of $5,400,000.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** There is not a direct fiscal impact associated with this action. The Consultant will be paid from fees collected from applicants for plan checking services on an as-needed basis. In October 2020, the City awarded a three year contract, with an optional two year extension, to Harris and Associates for on-call Professional Engineering Plan Check Services in the amount of $720,000 per contract year. The recommended action will add $1,880,000 to the second contract year and $1,360,000 to the third contract year for a revised annual not-to-exceed expenditure amount of $2,600,000 and $2,080,000, respectively, and result in a revised total contract not-to-exceed amount of $5,400,000.

**BACKGROUND & ANALYSIS:** Due to the current volume of development projects within the City, specifically the industrial developments in Ontario Ranch, there is an associated increase in the volume of improvement plans submitted to the Engineering Department for review. This amendment to the Professional Services Agreement with Harris and Associates will allow the City to continue to provide plan checking services in a timely manner, thus maintaining the City's plan check review schedule and commitment to the development community.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Planning<br>Prepared By: Thomas Grahn<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Reviewed By: Kimberly Ruddins, Charles Mercier, Rudy Zeledon<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 9 |

**SUBJECT: 2021 GENERAL PLAN ANNUAL PROGRESS REPORT AND 2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

**RECOMMENDATION:** That the City Council consider and adopt a Resolution authorizing Staff to transmit the 2021 General Plan Annual Performance Report, which includes the 2021 Housing Element Annual Progress Report, to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Operate in a Businesslike Manner**
**Pursue City's Goals and Objectives by Working with Other Governmental Agencies**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** There is no direct fiscal impact associated with the approval of this report.

**BACKGROUND & ANALYSIS:**

**General Plan Annual Progress Report**

California Government Code Section 65400 requires that all cities and counties annually prepare and submit reports on their General Plan, and specifically on their Housing Element. The General Plan Annual Progress Report (APR) and Housing Element APR are submitted to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1st of each year. The General Plan APR reports on the overall status of the General Plan and the progress in its implementation. The Housing Element APR reports on residential building activity throughout the year.

The Ontario Plan (TOP) was adopted by the City Council on January 27, 2010, which included the last comprehensive update to the Policy Plan (General Plan). A technical update to the Housing Element portion of the Policy Plan was adopted by the City Council on October 15, 2013. The 2021 General Plan APR (Resolution Attachment "A") summarizes progress towards implementation of the nine

elements of the General Plan.

As outlined in the report, the City continues to make substantial progress towards the 300-plus goals and policies identified in the Policy Plan.

**HOUSING ELEMENT PROGRESS REPORT:** The 2013-2021 Housing Element was adopted by City Council on October 15, 2013, and certified by the State of California. In accordance with California Government Code Section 65400, a report analyzing the City's progress towards compliance with the adopted Housing Element must be submitted to HCD and OPR on an annual basis. Cities and counties with compliant housing elements and up-to-date Housing Element APR submissions gain access to State grant funding (e.g., SB 2 Building Homes and Jobs Act and the Local Early Action Planning (LEAP) grants program). The APR for calendar year 2021 is the eighth and final progress report to the 2013 to 2021 Housing Element.

Per the requirements of SB 35 and AB 879, effective January 1, 2018, the State reporting requirements for the APR significantly increased. Previously, reporting on issued Building Permits and the status of Housing Programs identified in The Ontario Plan was required. For the current 2021 calendar year, reporting on housing applications, entitlements, building permits issued, certificates of occupancy issued, and projects submitted under the new streamlining provisions is required, including assessor's parcel number (APN), address, and local jurisdiction identification number, as well as reporting on the status of all Housing Programs.

The Housing Element APR (Resolution Attachment "A") tracks housing activity for the period beginning January 1, 2021 and ending on December 31, 2021. The tables in the APR include the following:

**Table A – Housing Development Applications Submitted:** This table tracks applications submitted during the reporting period. The table identifies each application submitted, unit type, application submittal date, unit count (including affordability by housing income), total units, units approved, units disapproved, and project streamlining.

The City received applications for 1,184 units during the reporting period including; 5 units in the Very Low-Income category, 25 units in the Low-Income category, 20 units in the Moderate-Income category and 1,134 units in the Above Moderate-Income category. Of those units submitted, 89 were approved and 1,089 were still awaiting final approval.

**Table A2 – Annual Building Activity Report Summary – New Construction, Entitled, Permits, and Completed Units:** This table identifies each project submitted, unit type, affordability by household income for completed entitlement, affordability by household income for building permits, affordability by household income for certificates of occupancy, streamlining, financial assistance, deed restrictions, and demolished/destroyed units.

Entitlements were approved for 826 units (this total includes applications submitted in prior years). Building permits were issued for 1,991 units. Certificates of Occupancy were issued for 1,219 units. Table A2 is not attached to this report due to its size and printing limitations; however, copies are available with the Records Management Department.

**Table B – Regional Housing Needs Allocation Progress – Permitted Units Issued by Affordability:** This table provides a summary of the City's progress towards meeting the Regional Housing Needs Allocation (RHNA). The table identifies the number of units permitted by affordability category and identifies progress towards meeting the RHNA allocation.

The report identifies progress on these implementing programs and progress toward the City's RHNA allocation. This report covers year 8 of an 8-year cycle (100% of the Housing Element/RHNA cycle). Cumulatively, between 2014 and 2021, the City developed 85% of the identified RHNA allocation.

During 2021, the City issued building permits for a total of 1,991 units in the Above Moderate-Income category (households earning above 120% of the Area Median Income (AMI)), including 728 single family units, 11 Accessory Dwelling Units (ADU's), and 1,252 multi-family units.

**Table C – Sites Identified or Rezoned to Accommodate Shortfall Housing Need:** This table identifies those parcels rezoned during the year to address a shortfall of available sites to meet the City's RHNA allocation.

No properties were rezoned during the calendar year as the City's Housing Element identifies adequate sites to meet the City's RHNA requirements.

**Table D – Program Implementation Status pursuant to Government Code section 65583:** This table provides a summary of the City's annual progress in the implementation of programs and statutory requirements of the 2013-2021 Housing Element.

The Housing Element identified four major categories of housing goals and includes 31 implementing programs to accomplish these goals. The four major categories include: 1) Neighborhoods and Housing, 2) Housing Supply and Diversity, 3) Government Constraints, and 4) Housing Assistance. The attached narrative includes more detailed explanation on each of the Housing Programs, its objective, timeframe, and status.

**Table E – Commercial Development Bonus Approved pursuant to Government Code section 65915.7:** This table identifies those commercial sites receiving a development bonus for contributing to or providing affordable housing.

There were no projects to report on during the reporting period.

**Table F – Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c):** This table is optional and allows jurisdictions to list (for informational purposes) units that were substantially rehabilitated, acquired, or preserved but do not count towards the RHNA. Units may only be credited towards the RHNA when they are included as part of a specific program that meets GC section 65583.1(c)(2).

There were no projects to report on during the reporting period.

**Table G – Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of, pursuant to Government Code section 65400.1:** This table is only to be filled out if the housing element sites inventory contains a site which is or

was owned by the reporting jurisdiction and has been sold, leased or otherwise disposed of during the reporting year.

There were no Locally Owned Lands to report on during the reporting period.

**Table H – Locally Owned or Controlled Lands Declared Surplus Pursuant to Government Code section 54221, or Identified as Excess Pursuant to Government Code section 50569:** This table is used to create an inventory of surplus lands and all lands in excess of its foreseeable needs, if any, that a City owns or controls.

There were no Locally Owned or Controlled Lands to report on during the reporting period.

**Summary:** This table autofills from Tables A thru F and summarizes the APR, including building permits issued by affordability summary, housing applications summary, use of SB 35 streamlining provisions, and units permitted – SB 35 Streamlining Permits.

**LEAP Reporting:** Cities are required to report on the status of their Local Early Action Planning (LEAP) grant. Ontario was awarded $500,000 in LEAP funding and applied those funds towards the 2050 TOP Update. To date, the City has submitted one LEAP Request for Reimbursement of Funds totaling $318,158.65.
Staff requests that the City Council authorize the submittal of the General Plan APR to OPR and the Housing Element APR to HCD and OPR in compliance with State law.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING THE 2021 GENERAL PLAN ANNUAL PROGRESS REPORT (FILE NO. PADV22-001), WHICH INCLUDES THE HOUSING ELEMENT ANNUAL PROGRESS REPORT, AND AUTHORIZING STAFF TO SUBMIT THE REPORTS TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH.

WHEREAS, the City of Ontario adopted The Ontario Plan pursuant to Section 65300 of the Government Code on January 27, 2010; and

WHEREAS, the City of Ontario adopted the 2013-2021 Housing Element of the General Plan pursuant to Section 65352 of the Government Code in October of 2013; and

WHEREAS, the California Department of Housing and Community Development certified that the adopted 2013-2021 Housing Element was in full compliance with state housing law in November 2013; and

WHEREAS, the City is required to submit an annual report on the status of the General Plan and progress in its implementation per Government Code Sections 65400 and 65700 and the City is required to submit an annual report on the progress of the Housing Element per Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2021 General Plan Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Sections 65400 and 65700 and the proposed 2021 Housing Element Annual Progress Report (Attachment "A") has been prepared in accordance with Government Code Section 65400(b)(1); and

WHEREAS, the proposed 2021 Housing Element Annual Progress Report is the eighth Annual Progress Report for the 2013-2021 Housing Element Cycle; and

WHEREAS, the proposed 2021 General Plan Annual Progress Report, which includes the 2021 Housing Element Annual Progress Report, is categorically exempt from California Environmental Quality Act (CEQA), as amended (Section 15306, Information Collection); and

WHEREAS, on March 15, 2022, the City Council of the City of Ontario conducted a hearing to review the proposed 2021 General Plan Annual Progress Report, which includes the Housing Element Annual Progress Report, and accept public comments on the Report and concluded said hearing on that date.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15306, (Class 6 – Information Collection) of the CEQA Guidelines; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgement of the City Council.

SECTION 2. ***City Council Action.*** Based upon the findings and conclusions set forth in Section 1 above and upon the substantial evidence presented to the City Council including the 2021 General Plan Annual Progress Report and public comments during the above-referenced hearing, the City Council hereby APPROVES the herein described Report attached hereto as "Attachment A," and incorporated herein by this reference; and Planning staff is hereby authorized to submit the Reports to the California Department of Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR).

SECTION 3. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 4. ***Certification to Adoption.*** The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# **ATTACHMENT A:**

# 2021 General Plan Element Annual Progress Report

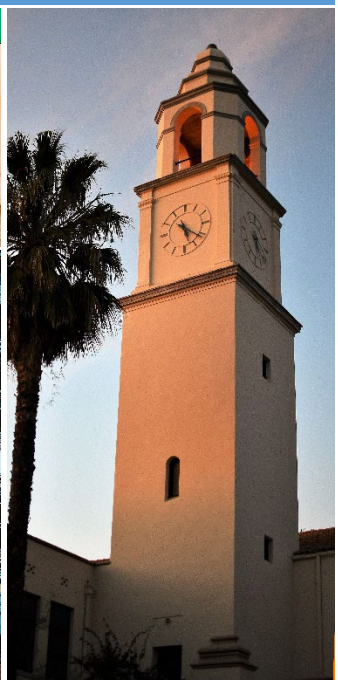
*(Document follows this page)*









CITY OF ONTARIO

# 2021 GENERAL PLAN ANNUAL PROGRESS REPORT

Prepared by

**City of Ontario**

**Planning Department**

**March 15, 2022**

S:\Planning\Divisions\Advanced Planning\The Ontario Plan (TOP)\Tracking and Feedback\Annual Reports\2021 GP APR PADV22-001\2021 Ontario GP APR.docx

**The Ontario Plan:**

The Ontario Plan (TOP) serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six (6) distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan (General Plan); 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan. It contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design, and Social Resources. The online version of The Ontario Plan can be found at www.ontarioplan.org.

Advancing towards the City's vision of "Complete Community", TOP provides a framework that connects long and short-term goals and policies to budgeting, implementation, and assessment of outcomes in support of day-to-day operations. This approach and establishing and promoting Ontario's leadership role in the region in key areas. The Ontario Plan unifies planning decisions with those made by other City departments and provide better linkages between goals of different documents. The City embarked on a TOP Update to incorporate legislative mandates and re-visit the shared vision of "Complete Community".

**Annual General Plan Report:**

The City of Ontario conducted a comprehensive update to the City's General Plan – The Ontario Plan (TOP), which was adopted by the City Council on January 27, 2010, and initiated the update to TOP in 2019. The 2021 General Plan Annual Progress Report (Attachment A) provides a comprehensive lisitng of the Policy Plan Goals and Policies and associated status and/or comment. The primary purpose of the Annual Progress Report is to provide City Council with an update of the City's progress in implementing the General Plan's (TOP) Vision. A secondary purpose of this report is to fulfill the annual reporting requirements of the General Plan Annual Progress Report, submitted to the Governor's Office of Planning and Research (OPR), and the Housing Element Annual Progress Report, submitted to the California Department of Housing and Community Development (HCD). Both reports are due to their respective state agencies by April 1st of each year.

The General Plan Implementation Program Table identifies General Plan policies that have been completed, are in progress, or are an on-going activity of the City. Although the Action Status of many General Plan Policies are listed as "On-going", many of the Policies were impacted due to COVID-19 due to in-person gathering restrictions and safety precautions.

To assist in the review of the General Plan APR, this report presents the following information:

- EXHIBIT A – 2021 General Plan Implementation Program Table.
    - Attachment 1 – Amendments to the General Plan adopted by the City in 2021.
- EXHIBIT B – 2021 Housing Element Annual Progress Report.
    - Attachment 1 – Housing Element Land Inventory Map.

# EXHIBIT A

# 2021 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| **LAND USE ELEMENT** | | | |
| **Goal LU1 – A Community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.** | | | |
| | **LU1** | **Balance** | |
| | LU1-1 | *Strategic Growth.* We concentrate growth in strategic locations that help create place and identify, maximize available and planned infrastructure, and foster the development of transit. | The City of Ontario continues to be a focus for development in the region with home sales being highest in region and surpassing Irvine for the top spot. The Planning Department accepted over 275 applications for various discretionary, legislative and ministerial projects. Permits were issued for 1,991 dwelling units, 24,820 square feet of commercial space, and 2,650,000 million square feet of industrial space. Some notable projects included the City Council approval the 'Great' Park Master Plan and Preliminary Park Design for Phase 1. In the downtown, entitlements were approved for the C-Block mixed-use development consisting of 144 residential apartment units and approximately 4,500 square feet of ground floor retail and commenced construction on the Downtown C Block Parking Structure. Along the East Holt Boulevard corridor, construction was completed for the 101 Unit Vista Verde and 75 Unit Emporia Place affordable apartment units and the construction of 4 industrial buildings totaling 62,423 square feet. Within Ontario Ranch, over 10,000 residential lots were approved with a total of over 5,600 homes constructed. In 2021, construction was completed on the New Haven Market Place, a 90,000 square foot commercial center anchored with Stater Brothers Market, 1 million square foot Kimberly Clark logistics warehouse building, the 1 million square foot Uline logistics warehouse buildings, and commenced construction on a 1.4 million square foot 5-level industrial building, within the Merrill Commerce Center Specific Plan.<br><br>In 2018, the City of Ontario was awarded a $33.25 million dollars competitive Strategic Growth Council Transformative Climate Community (TCC) – Ontario Together, a community-driven plan and initiative to transform a 4.86 square mile area of Downtown Ontario through a suite of projects and plans that will reduce greenhouse gas (GHG) emissions while also providing local environmental, health and economic co-benefits. During 2021, several projects were completed including the Grand Opening of the 101-unit affordable housing Vista Verde Apartments, planting of 365 trees throughout the project area, deployment of two new buses powered by renewable natural gas, and distribution of 100 monthly free monthly bus passes. Commencement of the virtual workforce development program and |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | | | completion of the Workforce Development Office space within the Ovitt Family Community Library. |
| | LU1-2 | *Sustainable Community Strategy.* We integrate state, regional and local Sustainable Community/Smart Growth principles into the development and entitlement process. | City staff is continuing to work with both SBCTA and SCAG in support of sustainable strategies through participation in the development of the RTP/SCS So Cal Connect and local initiatives, including participation in the formation and founding member of the Inland Southern California Climate Collaborative (ISC3). |
| | LU1-3 | *Adequate Capacity.* We require adequate infrastructure and services for all development. | On-going. Through our CIP program, City staff continues to update infrastructure needs. |
| | LU1-4 | *Mobility.* We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities. (Refer to Mobility Element Policy M3-3). | On-going. |
| | LU1-5 | *Jobs-Housing Balance.* We coordinate land use, infrastructure, and transportation planning and analysis with the regional, county, and other local agencies to further regional and sub-regional goals for jobs-housing balance. (Refer to Community Economics Element Policy CE1-1). | On-going. |
| | LU1-6 | *Complete Community.* We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element). | On-going. City staff has processes Development Plan applications, tract maps, and Conditional Use Permits encompassing a wide variety of residential, commercial, and industrial land uses. |
| **Goal LU2 – Compatibility between a wide range of uses.** | | | |
| | **LU2** | **Compatibility** | |
| | LU2-1 | *Land Use Decisions.* We minimize adverse impacts on adjacent properties when considering land use and zoning request. | On-going. |
| | LU2-2 | *Buffers.* We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur. (Refer to Community Design). | On-going. |
| | LU2-3 | *Hazardous Uses.* We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants, or hazardous materials. (Refer to Hazardous Materials & Waste including Policies S6-4 and S6-5). | Ongoing. Reviewed as part of project processing. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | LU2-4 | *Regulation of Nuisances.* We regulate the location, concentration, and operations of potential nuisances. | On-going. |
| | LU2-5 | *Regulation of Uses.* We regulate the location, concentration, and operations of uses that have impacts on surrounding land uses. | On-going. |
| | LU2-6 | *Infrastructure Compatibility.* We require infrastructure to be aesthetically pleasing and in context with the community. | Ongoing. Infrastructure siting is reviewed as part of the project processing. |
| | LU2-7 | *Inter-jurisdictional Coordination.* We maintain an ongoing liaison with LAWA, Caltrans, Public Utilities Commission, the railroads, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities. | The City of Ontario coordinates with the Ontario International Airport Authority (OIAA), state and local entities, and other agencies to help minimize impacts and improve the operations and aesthetics of their facilities. |
| | LU2-8 | *Transitional Areas.* We require development in transitional areas to protect the quality of life of current residents. | On-going. |
| | LU2-9 | *Methane Gas Sites.* We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks. | On-going. |
| **Goal LU3 – Staff, regulations and processes that support and allow flexible responses to conditions and circumstances in order to achieve the Vision.** | | | |
| | **LU3** | **Flexibility** | |
| | LU3-1 | *Development Standards.* We maintain clear development standards that allow flexibility to achieve our Vision. | The City has periodically updated the zoning and development standards to support project processing and implemented a streamlined Administrative Use Permit process, in compliance with State mandates. |
| | LU3-2 | *Design Incentives.* We offer design incentives to help projects achieve the Vision. (Link to Community Design). | The City offers a Preliminary Review process for proposed entitlement projects. |
| | LU3-3 | *Land Use Flexibility.* We consider uses not typically permitted within a land-use category if doing so improves livability, reduces vehicular trips, creates community gathering places and activity nodes, and helps create identity. | On-going. |
| **Goal LU4 – Development that provides short-term value only when the opportunity to achieve our Vision can be preserved.** | | | |
| | **LU4** | **Phased Growth** | |
| | LU4-1 | *Commitment to Vision.* We are committed to achieving our Vision but realize that it may take time and several interim steps to get there. | On-going. |
| | LU4-2 | *Interim Development.* We allow development in growth areas that are not immediately reflective of our ultimate Vision provided. It can be modified or replaced when circumstances are right. We will not allow development that impedes, precludes, or | On-going. The City encourages development in growth areas commesary to the scale of development that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | | compromises our ability to achieve our Vision. (Refer to Community Economics Policy CE2-3). | |
| | LU4-3 | *Infrastructure Timing.* We require that the necessary infrastructure and services be in place prior to or concurrently with development. | On-going and achieved through the City development entitlement process. |
| **Goal LU5 – Integrated airport facilities that minimize negative impacts and maximize economic benefits.** | | | |
| | **LU5** | **Airport Planning** | |
| | LU5-1 | *Coordination with Airport Authorities.* We collaborate with FAA, Caltrans Division of Aeronautics, airport owners, neighboring jurisdictions, and other shareholders in the preparation, update and maintenance of airport-related plans. | On-going. |
| | LU5-2 | *Airport Planning Consistency.* We coordinate with airport authorities to ensure The Ontario Plan is consistent with state law, federal regulations, and/or adopted master plans and airport land use compatibility plans for ONT and Chino Airport. | The City of Ontario updated the Ontario Airport Land Use Compatibility Plan to be consistent with the most recent Airport Layout Plan for ONT. The City of Ontario completed a study to evaluate the impacts of Chino Airport within the City Limits and is working towards completing a compatibility plan and general plan amendment to provide consistency between Chino Airport and the surrounding land uses. This action will be apart of The Ontario Plan 2050 Update to be completed in 2022. |
| | LU5-3 | *Airport Impacts.* We work with agencies to maximize resources to mitigate the impacts and hazards related to airport operations – their homes. | The City of Ontario previously managed the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The Quiet Home Program focused on land acquisition and noise insulation of residential properties impacted by airport noise, but was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contours, which eliminated funding for the program. The City continues to support the Ontario International Airport Authority (OIAA) to maintain the Noise Management Program for ONT. |
| | LU5-4 | *ONT Growth Forecast.* We support and promote an ONT that accommodates 30 million annual passengers and 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated. | The City supports the OIAA Joint Powers Agreement (JPA), the owner of the Ontario International Airport. |
| | LU5-5 | *Airport Compatibility Planning for ONT.* We create and maintain the Airport Land Use Compatibility Plan for ONT. | On-going. |
| | LU5-6 | *Alternative Process.* We fulfill our responsibilities and comply with state law with regard to the Alternative Process for proper airport land use compatibility planning. | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | LU5-7 | *ALUCP Consistency with Land Use Regulations.* We comply with state law that requires general plans, specific plans, and all new development to be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public-use airport. | On-going. |
| | LU5-8 | *Chino Airport.* We will support the creation and implementation of the Airport Land Use Compatibility Plan for Chino Airport. | On-going. |
| **COMMUNITY DESIGN ELEMENT** | | | |
| **Goal CD1 – A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.** | | | |
| | **CD1** | **Image & Identity** | |
| | CD1-1 | *City Identity.* We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods. | On-going. |
| | CD1-2 | *Growth Areas.* We require development in growth areas to be distinctive and unique places within which there are cohesive design themes. | The General Plan provides guidance in the development of identified Growth Areas and supports distinctive and unique places as development applications are submitted. For the Historic Downtown Growth Area, the City approved a Downtown Mixed-Use District Plan to provide a clear and distinctive design program. |
| | CD1-3 | *Neighborhood Improvement.* We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land-use policies and themes. | On-going. |
| | CD1-4 | *Transportation Corridors.* We will enhance our major transportation corridors within the City through landscape, hardscape, signage, and lighting. | On-going. |
| | CD1-5 | *View Corridors.* We require all major north-south streets be designed and redeveloped to feature views of the San Gabriel Mountains, which are part of the City's visual identity and a key to geographic orientation. Such views should be free of visual clutter, including billboards, and maybe enhanced by framing with trees. | On-going and implemented through our entitlement design review process. |
| **Goal CD2 – A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.** | | | |
| | **CD2** | **Design Quality** | |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | CD2-1 | *Quality Architecture.* We encourage all development projects to convey visual interest and character through 1) Building volume, massing, and height to provide appropriate scale and proportion; 2) A true architectural style which is carried out in the plan, section and elevation through all aspects of the building and site design and appropriate for its setting; 3) Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style. | To ensure quality architecture and consistent application, the City has created an on-going Urban Design Studio training module providing staff the opportunity to learn and collaborate regarding basic quality design concepts. In addition, the Ontario Development Code and city-wide Specific Plans provide for design guidelines for residential and non-residential developments that focus on neighborhood context, building scale/massing, materials, and architectural styles. As part of The Ontario Plan 2050 Update, the City is developing Objective Development and Design Guidelines. |
| | CD2-2 | *Neighborhood Design.* We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as: 1) A pattern of smaller, walkable blocks that promote access, activity, and safety; 2) Variable setbacks and parcel sizes to accommodate a diversity of housing types; 3) Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows; 4) Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the street frontage as the "outdoor living room") and porches in front of homes, as appropriate; and 5) Landscaped parkways, with sidewalks separated from the curb. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-3 | *Commercial Centers.* We desire commercial centers to be distinctive, pedestrian-friendly, functional, and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-4 | *Mixed-Use, Urban Office, and Transit Serving Areas.* We require mixed-use, urban office and transit serving areas to be designed and developed as pedestrian-oriented "villages" that promote a vibrant, comfortable, and functional environment. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-5 | *Streetscapes.* We design new and, when necessary, retrofit existing streets to improve walkability, bicycling, and transit integration, to strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | CD2-6 | *Connectivity.* We promote development of street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands" through the following means (Link to Mobility): 1) Local street patterns that provide access between subdivisions, within a neighborhood and discourage through traffic; 2) A local street system that is logical and understandable for the user. A grid system is preferred to avoid circuitous and confusing travel paths between internal neighborhood areas and adjacent arterials; and 3) Neighborhoods, centers, public schools, and parks that are linked by pedestrian greenways/open space networks. These may also be used to establish clear boundaries between distinct neighborhoods and/or centers. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-7 | *Sustainability.* We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping, and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-8 | *Safe Design.* We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintaining visibility and accessibility, and using lighting. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-9 | *Landscape Design.* We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-10 | *Surface Parking Areas.* We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe, and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | infiltration, and pedestrian paths to guide users through the parking field. | |
| | CD2-11 | *Entry Statements.* We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed-use areas, industrial developments, and public places that reinforce them as uniquely identifiable places. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-12 | *Site and Building Signage.* We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD2-13 | *Entitlement Process.* We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits. | On-going and implemented through the City' Preliminary Review process that allows stakeholders to anticipate Development Code, and infrastructure requirements, before formal entitlement submittal. |
| | CD2-14 | *Availability of Information.* We provide easy access to information for developers, builders, and the public about design quality, construction quality, and sustainable building practices. | On-going and implemented through information on the Planning Department Website and Public Counter handouts. |
| | CD2-15 | *Leverage Professional and Trade Organizations.* We support excellence in design and construction quality through collaboration with trade and professional organizations that provide expertise, resources, and programs for developers, builders, and the public. | On-going. The City continues to work in collaboration with the Building Industry Association (BIA) and other organizations to help provide resources and programs for developers, builders, and the public. |
| **Goal CD3 – Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.** | | | |
| | **CD3** | **Pedestrian & Transit Environments** | |
| | CD3-1 | *Design.* We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD3-2 | *Connectivity Between Streets, Sidewalks, Walkways, and Plazas.* We require landscaping and paving to be used to optimize visual connectivity between streets, sidewalks, walkways, and plazas for pedestrians. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CD3-3 | *Building Entrances.* We require all building entrances to be accessible and visible from adjacent streets, sidewalks, or public open spaces. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD3-4 | *Ground Floor Usage of Commercial Buildings.* We create lively pedestrian streetscapes by requiring the location of uses, such as shopping, galleries, restaurants, etc., on ground floors adjacent to sidewalks. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD3-5 | *Paving.* We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD3-6 | *Landscaping.* We utilize landscaping to enhance the aesthetics, functionality, and sustainability of streetscapes, outdoor spaces, and buildings. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CD3-7 | *Transit Stops.* We require transit stops be well lit, safe, appealing to, and accessible by pedestrians. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| **Goal CD4 – Historic buildings, streets, landscapes and neighborhoods, as well as the story of Ontario's people, businesses, and social and community organizations, have been preserved and serve as a focal point for civic pride and identity.** | | | |
| | **CD4** | **Historic Preservation** | |
| | CD4-1 | *Cultural Resource Management.* We update and maintain an inventory of historic sites and buildings, professional collections, artifacts, manuscripts, photographs, documents, maps, and other archives. | City staff updates and maintains the inventory on an on-going regular basis. |
| | CD4-2 | *Collaboration with Property Owners and Developers.* We educate and collaborate with property owners and developers to implement strategies and best practices that preserve the character of our historic buildings, streetscapes, and neighborhoods. | City staff works with residential property owners and developers on preservation, restoration, rehabilitation, and adative reuse of historic buidlings, and on new "infill" construction located within historic neighborhhods by requiring a Certificate of Appropriateness. Staff will guide the applicant through the process and make recommendations on appropriate treatments pursuant to the the Secretary of Interior Standards for the Treatment of Hitsoric Properties. |
| | CD4-3 | *Collaboration with Outside Agencies.* We pursue opportunities to team with other agencies, local organizations, and non-profits in order to preserve and promote Ontario's heritage. | City staff collaborates with state, regional, and sub-regional agencies to avoid or mitigate impacts that projects might have on cultural resources. |
| | CD4-4 | *Incentives.* We use the Mills Act and other federal, state, regional, and local programs to assist property owners with the preservation of select properties and structures. | The City has a Mills Act Program and a Downtown Façade Improvement Program to incentivize the preservation of historic buildings. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CD4-5 | *Adaptive Reuse.* We actively promote and support the adaptive reuse of historic sites and buildings to preserve and maintain their viability. | City staff receives training and support for the use of the Historic Building Code for the adaptive reuse of historic buildings. |
| | CD4-6 | *Promotion of Public Involvement in Preservation.* We engage in programs to publicize and promote the City's and the public involvement in preservation efforts. | The City provides a variety of programs, including Landmark Plaque Program, annual Historic Preservation Awards for property owners who have excelled in historic preservation. |
| | CD4-7 | *Public Outreach.* We provide opportunities for our residents to research and learn about the history of Ontario through the Planning Department, Museum of History and Art, Ontario, and the Robert E. Ellingwood Model Colony History Room. | Provide opportunities for our residents to learn about preservation through Arts and Culture programming, including the website for cataloging historic information. |
| **Goal CD5 – A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.** | | | |
| | **CD5** | **Protection of Investment** | |
| | CD5-1 | *Maintenance of Buildings and Property.* We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained. | On-going. |
| | CD5-2 | *Maintenance of Infrastructure.* We require the continual maintenance of infrastructure. | On-going. |
| | CD5-3 | *Improvements to Property & Infrastructure.* We provide programs to improve property and infrastructure. | Complete the integration of Ontario Ranch Development Impact Fee (DIF) credits and reimbursements with the Accela Permitting System, improving the accounting data as well as secure city assets and infrastructure. |
| | CD5-4 | *Neighborhood Involvement.* We encourage active community involvement to implement programs aimed at the beautification and improvement of neighborhoods. | On-going. The Neighborhood Action Team was formed in 2019 and included key members from various City agencies. This team is the implementing entity for the Neighborhood Preservation Strategy, which is designed to create meaningful community engagement to build sustainable neighborhoods organically. |
| **HOUSING ELEMENT** | | | |
| Refer to the attached Housing Element Annual Progress Report | | | |
| **COMMUNITY ECONOMICS ELEMENT** | | | |
| **Goal CE1 – A complete community that provides for all incomes and stages of life.** | | | |
| | **CE1** | **Complete Community** | |
| | CE1-1 | *Jobs-Housing Balance.* We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting. | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CE1-2 | *Jobs and Workforce Skills.* We use our economic development resources to 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education, and 3) attract businesses that increase Ontario's stake and participation in growing sectors of the regional and global economy. (Refer to Social Resources Policy SR2-2). | On-going. Due to the Covid-19 Pendemic, program adjustments occurred. The City is engaged in several partnership programs from local school districts (OMSD, etc.) and Community Colleges to San Bernardino County Workforce Development Department (SBCWDD). Partnering with the schools, the City continues to support the Ontario-Montclair Promise Scholars Program to assist Ontario-Montclair youth by helping to prepare them in their journey towards a college education. SBCWDD oversees a suite of workforce development programs in the region that help place San Bernardino County residents in new jobs or gain new skills. These programs include job fairs at the local community colleges and high schools, job readiness workshops, and one-on-one job coaching. Additionally, SBCWDD oversees a number of educational programs to help prepare unemployed or underemployed residents to enter the workforce, including English language courses, assistance obtaining a high school diploma or General Educational Development (GED), and scholarships for higher education.<br><br>As part of the Strategic Growth Council TCC grant workforce opportunities reach residents of the TCC project area specifically, SBCWDD created a permanent workforce development program within downtown Ontario. The City initiated a virtual workforce development program and completed the Workforce Development Office space within the Ovitt Family Community Library.<br><br>Ontario City Library partners with Jobs Vision Success – JVS SoCal, a regional workforce development nonprofit headquartered in Los Angeles. The library specifically partners with the JVS Veterans Services team with available virtural veterans resources services. |
| | CE1-3 | *Regional Approach to Workforce Development.* We work with our partners to provide workforce training and development services throughout the region, recognizing that Ontario employers rely on workers living outside of the City. | SBCWDD established a Satellite Workforce Services Office to provide job training and placement assistance for residents; construction of a new parking structure in Downtown and $7.7 million for street pavement rehabilitation and traffic signage projects to ensure city streets are of the highest possible quality. |
| | CE1-4 | *Business Retention and Expansion.* We continuously improve two-way communication with the Ontario business community and emphasize customer service to existing businesses as part of our competitive advantage. | On-going. City staff engages in an on-going proactive business retention program encompassing scheduled virtual one-on-one meetings with the business to identify needs to help enhance business services or explore possible expansion options and informal periodic check-ins. Also provided small business COVID 19 resources support. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CE1-5 | *Business Attraction.* We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy. | The City continues a proactive approach to attract businesses through virtual attendance to various conferences and tradeshows (e.g., ICSC) throughout the country and collaborate with local partners (e.g., OIAA). |
| | CE1-6 | *Diversity of Housing.* We collaborate with residents, housing providers, and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to encourage the development of housing supportive of our efforts to attract business in growing sectors of the community while being respectful of existing viable uses. | On-going. The City continues to collaborate with the development community on a variety of housing types for all every stage of life. |
| | CE1-7 | *Retail Goods and Services.* We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community. | On-going and implemented through the Ontario Development Code, City-wide Specific Plans, and Planned Unit Developments. |
| | CE1-8 | *Regional Attractions.* We encourage the development and programming of regional cultural and entertainment destinations in Ontario. | On-going. The City-Owned Toyota Area and regional Outlet Mall (Ontario Mills) are regional attractions. Currently, the City is working on the Downtown Mixed-Use District Plan to revitalize the Historic Downtown into a vibrant, culturally diverse, mixed-use entertainment destination for our community and visitors. Other regional attractions include the City's Museum of History and Art and the Chaffey Community Museum of Art, located in the City's Downtown. Through special themed exhibits and programmed cultural events, such as the yearly Ontario Festival of the Arts, the Museums attract many residents and visitors to the downtown. |
| | CE1-9 | *Regional Leadership.* We provide leadership for public, quasi-public, and private-sector partners that help Ontario and its residents and businesses realize our goals and achieve our Vision. | On-going. |
| | CE1-10 | *Life-Long Education.* We work with our partners who provide life-long learning to ensure that our residents and workforce have access to education at all stages of life. | On-going. We partner with nonprofit originations, health organizations, and school districts to provide and ensure life-long learning opportunities for our residents and workforce have access to education at all stages of life. The City has established and continues the Community College Promise Program to expand access to higher education, support local economic development initiatives, and encourage students to obtain a vocational or higher education degree to enhance and retain the workforce in the region.<br><br>The City's Recreation & Community Service Department offers the Empowerment Scholarship Program tht allows all youth, adults, seniors and veterans from low- |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | | income backgrounds the opportunity to participate in recreation activities, classes, and programs that will enrich their lives and in turn, positively impact their families, schools, and community. |
| | CE1-11 | *Socioeconomic Trends.* We continuously monitor, plan for, and respond to changing socioeconomic trends. | On-going. |
| | CD1-12 | *Circulation.* We continuously plan and improve public transit and non-vehicular circulation for the mobility of all, including those with limited or no access to private automobiles. (Refer to Mobility Public Transit). | On-going. |
| | CD1-13 | *Safety and Security.* We invest in public safety and communicate our successes because the perception and reality of safety and security are necessary prerequisites for private investment and economic growth. | On-going. |
| **Goal CE2 – A City of distinctive neighborhoods, districts, and corridors, where people choose to be**. | | | |
| | **CE2** | **Place-Making** | |
| | CE2-1 | *Development Projects.* We require new development and redevelopment to create unique, high-quality places that add value to the community. (Refer to Community Design Element). | On-going. |
| | CE2-2 | *Development Review.* We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region. | On-going. |
| | CE2-3 | *Interim Development.* We require interim development that does not reflect the long-term Vision, be limited in the scale of development so that the investment can be sufficiently amortized to make Vision-compatible redevelopment financially feasible. | On-going. |
| | CE2-4 | *Protection of Investment.* We require that new development and redevelopment protect the existing investment by providing architecture and urban design of equal or greater quality. | On-going. |
| | CE2-5 | *Private Maintenance.* We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values. (Refer to Community Design Policy CD5-1). | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CE2-6 | *Public Maintenance.* We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm, whether on private land, in rights-of-way, or on publicly owned property. (Refer to Community Design Policy CD5-1). | On-going. |
| **Goal CE3 – Decision-making deliberations that incorporate the full short-term and long-term economic and fiscal implications of proposed City Council actions.** | | | |
| | **CE3** | **Fiscal Decision-Making** | |
| | CE3-1 | *Fiscal Impact Disclosure.* We require requests for City Council action to disclose the full fiscal impacts, including direct and indirect costs. | Ongoing. |
| | CE3-2 | *General Plan Amendments.* We require those proposing General Plan amendments to disclose reasonably foreseeable impacts through a fiscal analysis. | On-going. |
| | CE3-3 | *Long-Term Funding Disclosure.* We require those requesting City support or funding for projects or programs to disclose if and how they can be continued without further City support. | The City's CIP is in compliance per state law and provides website links to all revenue share agreements. |
| | CE3-4 | *Improving Fiscal Decision-Making.* We periodically assess the accuracy of projections for staff time and City resources and use the assessment results to improve our fiscal decision-making process. | On-going. |
| | CE3-5 | *Sustainable Development.* We recognize impacts to municipal finances as an element of sustainability, and we require claims of sustainability to assess fiscal impacts. | On-going. |
| | CE3-6 | *Fully Funded Liability.* We require long term liabilities such are retiree medical benefits, employee accrued leave balances, and self-insured liability claims to be fully funded to ensure sound, long term fiscal health. | On-going. |
| | CE3-7 | *Programmatically Balanced Budget.* We require that the annual budget include appropriations allocated in a manner to meet the goal of the programmatically balanced budget. | On-going. |
| | CE3-8 | *Budget Margins.* We require that the adopted budget for revenues and expenditures reflect sufficient budget margins to minimize negative impacts to City services due to economic uncertainties. | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | CE3-9 | *Complete Comparative Context.* We require that our annual budget process provide the complete comparative context for proposed new and increased funding so decision makers can fully understand the trade-offs among budget choices. | On-going. |
| **MOBILITY ELEMENT** | | | |
| **Goal M1 – A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.** | | | |
| | **M1** | **Roadway Systems** | |
| | M1-1 | *Roadway Design and Maintenance.* We require our roadways to: 1) Comply with federal, state and local design and safety standards; 2) Meet the needs of multiple transportation modes and users; 3) Handle the capacity envisioned in the Functional Roadway Classification Plan; 4) Maintain a peak hour Level of Service (LOS) E or better at all intersections; 5) Be compatible with the streetscape and surrounding land uses, and 6) Be maintained in accordance with best practices and our Right-Of-Way Management Plan. | Ongoing maintenance programs include pavement reconstruction, street overlays, slurry seals, pothole repairs, and sidewalk replacement. |
| | M1-2 | *Mitigation of Impacts.* We require development to mitigate its traffic impacts. | Ongoing. |
| | M1-3 | *Roadway Improvements.* We work with Caltrans, SANBAG, and others to identify, fund, and implement needed improvements to roadways identified in the Functional Roadway Classification Plan. | The City, SBCTA and Caltrans completed interchange improvements at SR-60/Archibald Avenue. The City is also coordinating with SBCTA and Caltrans the construction of the I-10 Express Lane Project as well as the design of the I-15 Express Lane Project. The City is also working with SBCTA and Omnitrans to improve Holt Boulevard to accommodate a future Bus Rapid Transit (West Valley Connector) and is currently in the Design Phase. |
| | M1-4 | *Adjacent Jurisdictions.* We work with neighboring jurisdictions to meet our level of service standards at the City limits. | The City is working with the City of Fontana on improvements to the intersection of Airport Drive and Etiwanda Avenue. The City is working with the City of Montclair on bicycle network opportunities. |
| | M1-5 | *Complete Streets.* We work to provide a balanced context sensitive, multimodal transportation network that meets the needs of all users of streets, roads, and highways, including motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods and users of public transportation. | On-going. |
| **Goal M2 – A system of trails and corridors that facilitate and encourage bicycling and walking.** | | | |
| | **M2** | **Bicycle & Pedestrians** | |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | M2-1 | *Bikeway Plan.* We maintain our Multipurpose Trails and Bikeway Corridor Plan to create a comprehensive system of on-and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points. | The City completed the Active Transportation Master Plan which updated the City's Bicycle Plan, created a pedestrian plan, and addressed access to schools and transit for both pedestrians and bicyclists. |
| | M2-2 | *Bicycle System.* We provide off-street multipurpose trails and Class II bikeways as our primary paths of travel and use the Class III for connectivity in constrained circumstances. | As part of the TCC grant, design began on buffered bike lane improvements on Mission Boulevard. The City received a grant from the Active Transportation Program (ATP) to implement a bicycle boulevard on Vine Avenue. |
| | M2-3 | *Pedestrian Walkways.* We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points. | The City was awarded a $7 million Active Transportation Program (ATP) grant for more than 3 miles of missing sidewalks, 189 handicap ramps, and two enhanced crossings. As part of the TCC grant, design includes three missing sidewalk sections and enhanced crossings on Holt Boulevard. |
| | M2-4 | *Network Opportunities.* We explore opportunities to expand pedestrian and bicycle networks. This includes consideration of utility easements, levees, drainage corridors, road rights-of-way, medians, and other potential options. | On-going. |
| **Goal M3 – A public transit system that is a viable alternative to automobile travel and meets the basic transportation needs of transit dependent.** | | | |
| | **M3** | **Public Transit** | |
| | M3-1 | *Transitional Areas.* We require development in transitional areas to protect the quality of life of current residents. | On-going. |
| | M3-2 | *Transit Facilities at New Development.* We require new development to provide transit facilities, such as bus shelters, transit bays, and turnouts, as necessary. | On-going. These improvements are incorporated into the design of street improvements where applicable. |
| | M3-3 | *Transit-Oriented Development.* We may provide additional development-related incentives to those inherent in the Land Use Plan for projects that promote transit use. | On-going. |
| | M3-4 | *Bus Rapid Transit (BRT) Corridors.* We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan. | On-going. The City continues to work with SBCTA and Ominitrans to refine the design of the West Valley Connector (BRT) project. |
| | M3-5 | *Light Rail.* We support the extension of the Metro Rail Gold Line to Ontario and will work to secure station locations adjacent to the Meredith site and at the proposed multimodal transit center. | The City completed the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project which looks at potential locations for an MTC on or near the Ontario International Airport connecting future modes of transportation including light rail opportunities. |
| | M3-6 | *Metrolink Expansion.* We advocate expansion of Metrolink service to include the Downtown and the multimodal transit center. | On-going. |

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| | M3-7 | *High-Speed Rail.* We encourage the development of high-speed rail systems that would enhance regional mobility in southern California and serve the City of Ontario. | On-going. |
| | M3-8 | *Feeder Systems.* We work with regional transit agencies to secure convenient feeder service from the Metrolink station and the proposed multimodal transit center to employment centers in Ontario. | The City supported SBCTA's pilot program that offers Lyft connections to and from the Ontario International Airport and three Metrolink stations. |
| | M3-9 | *Ontario Airport Metro Center Circulator.* We will explore the development of a convenient mobility system, including but not limited to shuttle service, people mover, and shared car system for the Ontario Airport Metro Center. | On-going. |
| | M3-10 | *Multimodal Transit Center.* We intend to ensure the development of a multimodal transit center near LAONT airport to serve as a transit hub for local buses, BRT, the Gold Line, high-speed rail, the proposed Ontario Airport Metro Center circulator, and other future transit modes. | The City completed the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project which looks at potential locations for an MTC on or near the Ontario International Airport connecting future modes of transportation including light rail opportunities. |
| | M3-11 | *Transit and Community Facilities.* We require the future development of community-wide serving facilities to be sited in transit-ready areas that can be served and made accessible by public transit. Conversely, we plan (and coordinate with other transit agencies to plan) future transit routes to serve existing community facilities. | The City continues to work with the community in assessing potential needs and collaborate with Omnitrans in potential modifications related to their routes and service levels. |
| **Goal M4 – An efficient flow of goods through the City that maximizes economic benefit and minimizes negative impacts.** | | | |
| | **M4** | **Goods Movement** | |
| | M4-1 | *Truck Routes.* We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan. | On-going. |
| | M4-2 | *Regional Participation.* We work with regional and sub-regional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently, and minimize negative environmental impacts. (Refer to Environmental Resources Policy ER4-3). | City staff works with our regional partners (Southern California Association of Governments (SCAG), California Air Resouces Board (CARB), and SBCTA) as new strategies are developed. |
| | M4-3 | *Railroad Grade Separations.* We eliminate at-grade rail crossings identified on the Functional Roadway Classifications Plan. | On-going. |

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| | M4-4 | *Environmental Considerations.* We support efforts to reduce/eliminate the negative environmental impacts of goods movement. | Through the City's rezoning efforts to ensure the zoning of properties were consistent with the City's adopted General Plan, in part, to ensure warehousing / industrial uses will be compatible with adjacent land uses. |
| | M4-5 | *Air Cargo.* We support and promote a LAONT that accommodates 1.6 million tons of cargo per year, as long as the impacts associated with that level of operations are planned for and mitigated. | In 2018, local control of the Ontario International Airport was acquired through the formation of the OIAA JPA. The City continues to review development applications for on-airport development projects to ensure the impacts are adequately mitigated. |
| **Goal M5 – A productive leadership role to help identify and facilitate implementation strategies that address regional transportation challenges.** | | | |
| | **M5** | **Regional Transportation** | |
| | M5-1 | *Regional Leadership.* We maintain a leadership role to help identify and implement potential solutions to long-term regional transportation problems. | City staff are active participants on the SBCTA's Transportation Technical Committee, the SCAG SoCal Connects Technical Working Group, and the State's Active Transportation Advisory Committee. |
| | M5-2 | *Land Use Compatibility with Regional Transportation Facilities.* We work with LAWA, railroads, Caltrans, SANBAG, and other transportation agencies to minimize impacts. | On-going. |
| **ENVIRONMENTAL RESOURCE ELEMENT** | | | |
| **Goal ER1 – A reliable and cost-effective that permits the City to manage its diverse water resources and needs.** | | | |
| | **ER1** | **Water and Wastewater** | |
| | ER1-1 | *Local Water Supply.* We increase local water supplies to reduce our dependence on imported water. | The City collaborates with the Metropolitan Water District (MWD) and Inland Empire Utilities Agency (IEUA) in support of local water supplies. |
| | ER1-2 | *Matching Supply to Use.* We match the water supply and quality to the appropriate use. | On-going. |
| | ER1-3 | *Conservation.* We require conservation strategies that reduce water usage. | On-going. The Community Climate Action Plan provides water conservation measures, and associated landscape conservation measures. In addition, the Ontario Municipal Utility Company provides citizens with access to water conservation programs. |
| | ER1-4 | *Supply-Demand Balance.* We require that available water supply and demands be balanced. | On-going. |
| | ER1-5 | *Groundwater Management.* We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban runoff, and recharge the aquifer. | On-going. |
| | ER1-6 | *Urban Run-Off Quantity.* We encourage the use of low impact development strategies to intercept run-off, slow the discharge | On-going. |

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| | | rate, increase infiltration, and ultimately reduce discharge volumes to traditional storm drain systems. | |
| | ER1-7 | *Urban Run-Off Quality.* We require the control and management of urban runoff, consistent with Regional Water Quality Control Board regulations. | On-going. |
| | ER1-8 | *Wastewater Management.* We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board. | On-going. |
| **Goal ER2 – A cost effective, integrated waste management system that meets or exceed state and federal recycling and waste diversion mandates.** | | | |
| | **ER2** | **Solid Waste & Recycling** | |
| | ER2-1 | *Waste Diversion.* We shall meet or exceed the AB 939 requirements. | On-going. |
| | ER2-2 | *Hazardous and Electronic Wastes.* We prohibit the disposal of hazardous and electronic waste into the municipal waste stream pursuant to state law. | On-going. |
| | ER2-3 | *Purchase Products Made from Recycled Materials.* We purchase recycled-content products where it is cost-effective. | On-going. |
| **Goal ER3 – Cost-effective and reliable energy system sustained through a combination of low impact buildings, site and neighborhood energy conservation and diverse sources of energy generation that collectively helps to minimize the region's carbon footprint.** | | | |
| | **ER3** | **Energy** | |
| | ER3-1 | *Conservation Strategy.* We require conservation as the first strategy to be employed to meet applicable energy-saving standards. | On-going. |
| | ER3-2 | *Green Development – Communities.* We encourage the use of the LEED Neighborhood Development rating system, or similar mechanism, to guide the planning and development of all new communities. | On-going. |
| | ER3-3 | *Building and Site Design.* 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. | On-going. The City has adopted the most current Uniform Building Code Title 24 requirements and incorporates energy-efficient and site design strategies in compliance with the Community Climate Action Plan implementation strategies. |
| | ER3-4 | *Green Development – Public Buildings.* We require all new and substantially renovated City buildings in excess of 10,000 square | On-going. New and renovated City Facilities are designed to incorporate site and building conservation measures. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | feet to achieve a LEED Silver Certification standard, as determined by the U.S. Green Building Council. | |
| | ER3-5 | *Fuel-Efficient and Alternative Energy Vehicles and Equipment.* We should purchase and use vehicles and equipment that are fuel-efficient and meet or surpass state emissions requirements and/or use renewable sources of energy. | City staff has procured 10 additional electric fleet vehicles and provides on-going operation and maintenance of 76 CNG trash trucks. Working in partnership with public and private entities, the City has installed an additional 4 EV chargers for a total of 28 level two chargers installed at public facility city-wide. City staff participated in the development of the SBCOG EV Readiness Plan, completed in 2019. |
| | ER3-6 | *Generation – Renewable Sources.* We promote the use of renewable energy sources (e.g., solar, wind, biomass) in public and private sector development. | The City has secured a third-party partner to conduct a city-facilities energy audit in support of enhancing energy conservation measures and location for potential renewable energy solutions. Through the TCC grant, the City's partner Grid Alternatives initiated the solar installation program to install up to 100 low-income single-family homes and several multi-family projects, to date a total of 33 homes have received solar installations. |
| **Goal ER4 – Improve indoor and outdoor air quality and reduced locally generated pollutant emissions.** | | | |
| | **ER4** | **Air Quality** | |
| | ER4-1 | *Land Use.* We reduce GHG and other local pollutant emissions through compact, mixed-use, and transit-oriented development and development that improves the regional jobs-housing balance. | On-going. |
| | ER4-2 | *Sensitive Land Uses.* We prohibit the future siting of sensitive land uses within the distances defined by the California Air Resources Board for specific source categories without sufficient mitigation. | City staff project review process incorporates a pilot Healthy Development Checklist in support of Healthy Ontario objectives and the potential need to conduct a Health Risk Assessment. |
| | ER4-3 | *Greenhouse Gases (GHG) Emissions Reductions.* We reduce GHG emissions in accordance with regional, state, and federal regulations. | The City has been implementing reduction measures within the Ontario Community Climate Action Plan, adopted by the City Council in 2014, in conjunction with those reduction measures identified within the SBCTA Greenhouse Gas Inventory and Reduction Plan sub-regional efforts. |
| | ER4-4 | *Indoor Air Quality.* We will comply with State Green Building Codes relative to indoor air quality. | On-going. |
| | ER4-5 | *Transportation.* We promote mass transit and non-motorized mobility options (walking, biking) to reduce air pollutant emissions. | On-going. |
| | ER4-6 | *Particulate Matter.* We support efforts to reduce particulate matter to meet State and Federal Clean Air Standards. | On-going. |

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| | ER4-7 | *Other Agency Collaboration.* We collaborate with other agencies within the South Coast Air Basin to improve regional air quality at the emission source. | On-going. |
| | ER4-8 | *Tree Planting.* We protect healthy trees within the City and plant new trees to increase carbon sequestration and help the regional/local air quality. | On-going. The City is designated as a "Tree City". The City annually plants new trees and/ore replaces dead, diseased or damaged trees to increase carbon sequestration and help with the regional and local air quality. |
| **Goal ER5 – Protect high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.** | | | |
| | **ER5** | **Biological, Mineral and Agricultural Resources** | |
| | ER5-1 | *Habitat Conservation Areas.* We support the protection of biological resources through the establishment, restoration, and conservation of high-quality habitat areas. | On-going. |
| | ER5-2 | *Entitlement and Permitting Process.* We comply with state and federal regulations regarding protected species. | On-going. |
| | ER5-3 | *Right to Farm.* We support the right of existing farms to continue their operations within the New Model Colony. | The City allows existing agricultural uses to continue for as long as they wish to operate and interim agricultural uses to operate. |
| | ER5-4 | *The transition of Farms.* We protect both existing farms and sensitive uses around them as agricultural areas transition to urban uses. | On-going. |
| | ER5-5 | *Mining Operations.* We prohibit future mining operations where the resource extraction activities are incompatible with existing or proposed adjacent land uses. | On-going. |
| **SAFETY ELEMENT** | | | |
| **Goal S1 – Minimize risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced or other geological hazards.** | | | |
| | **S1** | **Seismic & Geologic Hazards** | |
| | S1-1 | *Implementation of Regulations and Standards.* We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading. | On-going. |
| | S1-2 | *Entitlement and Permitting Process.* We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations. | On-going. |
| | S1-3 | *Continual Update of Technical Information.* We maintain up-to-date California Geological Survey seismic hazard maps. | On-going. |

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| | S1-4 | *Seismically Vulnerable Structures.* We conform to state law regarding unreinforced masonry structures. | On-going. |
| **Goal S2 – Minimize risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.** | | | |
| | **S2** | **Flood Hazards** | |
| | S2-1 | *Entitlement and Permitting Process.* We follow State guidelines and building codes to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient. | On-going. |
| | S2-2 | *Flood Insurance.* We will limit development in flood plains and participate in the National Flood Insurance Program. | On-going. |
| | S2-3 | *Facilities that Use Hazardous Materials.* We comply with state and federal law and do not permit facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials to be located in the 100-year flood zone unless all standards of elevation, floodproofing, and storage have been implemented to the satisfaction of the Building Department. | On-going. |
| | S2-4 | *Prohibited Land Uses.* We prohibit the development of new essential and critical facilities in the 100-year floodplain. | On-going. |
| | S2-5 | *Storm Drain System.* We maintain and improve the storm drain system to minimize flooding. | On-going. |
| | S2-6 | *Use of Flood Control Facilities.* We encourage the joint use of flood control facilities as open space or other types of recreational facilities. | The city continues to support the Mill Creek Wetlands, a multi-jurisdictional regional watershed water quality management project via stormwater wetlands treatment. |
| **Goal S3 – Reduce the risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.** | | | |
| | **S3** | **Fire & Rescue Hazards** | |
| | S3-1 | *Prevention Services.* We proactively mitigate or reduce the negative effects of fire, hazardous materials release, and structural collapse by implementing the adopted Fire Code. | On-going. |
| | S3-2 | *Community Outreach*. We provide education to local schools and community groups to promote personal and public safety. | Due to COVID-19 programs were delayed. (Automated External Defibrillator (AED) classes, cardiopulmonary resuscitation (CPR) classes, Community Emergency Response Team (CERT) classes) The on-going program of the fire service career introduction program was still provided, although modified,that is "youth lead/youth ran" and coordinated by volunteer fire service adult advisors. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | S3-3 | *Fire and Emergency Medical Services.* We maintain sufficient fire stations, equipment, and staffing to respond effectively to emergencies. | On-going. |
| | S3-4 | *Special Team Services.* We maintain effective special rescue services. | On-going. |
| | S3-5 | *Emergency Communication Services.* We maintain a 9-1-1 emergency communication and dispatch center. | On-going. |
| | S3-6 | *Interagency Cooperation.* In order to back up and supplement our capabilities to respond to emergencies, we participate in the California Fire Rescue and Mutual Aid Plan. | On-going. |
| | S3-7 | *Water Supply and System Redundancy.* We monitor our water system to manage firefighting water supplies. | On-going. |
| | S3-8 | *Fire Prevention through Environmental Design.* We require new development to incorporate fire prevention considerations in the design of streetscapes, sites, open spaces, and buildings. (Refer to Community Design Element). | On-going. |
| | S3-9 | *Resource Allocation.* We analyze fire data to evaluate the effectiveness of our fire prevention and reduction strategies and allocate resources accordingly. | On-going. |
| **Goal S4 – An environment where noise does not adversely affect the public's health, safety, and welfare.** | | | |
| | **S4** | **Noise** | |
| | S4-1 | *Noise Mitigation.* We utilize the City's Noise Ordinance, building codes, and subdivision and development code regulations to mitigate noise impacts. | On-going. |
| | S4-2 | *Coordination with Transportation Authorities.* We collaborate with airport owners, FAA, Caltrans, SANBAG, SCAG, neighboring jurisdictions, and other transportation providers in the preparation and maintenance of and updates to transportation-related plans to minimize noise impacts and provide appropriate mitigation measures. | On-going. |
| | S4-3 | *Airport Noise Mitigation.* We aggressively pursue funding and utilize programs to reduce the effects of aircraft noise in impacted areas of our community. | The City of Ontario previously managed the Part 150 (Quiet Home Program) initially approved by FAA in 1991. The Quiet Home Program focused on land acquisition and noise insulation of residential properties impacted by airport noise, but was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contours, which eliminated funding for the program. The |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | | City continues to support the OIAA to maintain the Noise Management Program for ONT. |
| | S4-4 | *Truck Traffic.* We manage truck traffic to minimize noise impacts on sensitive land uses. | On-going. |
| | S4-5 | *Roadway Design.* We design streets and highways to minimize noise impacts. | On-going. |
| | S4-6 | *Airport Noise Compatibility.* We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise-sensitive land uses within airport noise impact zones. | On-going. The City continues to implement the Ontario Airport Land Use Compatibility Plan. |
| **Goal S5 – Reduce the risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.** | | | |
| | **S5** | **Wind-Related Hazards** | |
| | S5-1 | *Backup Power in Critical Facilities.* We require backup power to be maintained in critical facilities. | On-going. The City provides back-up power facilities to critical facilities and exploring opportunities to incorporate battery storage as feasible. |
| | S5-2 | *Dust Control Measures.* We require the implementation of Best Management Practices for dust control at all excavation and grading projects. | On-going. |
| | S5-3 | *Grading in High Winds.* We prohibit excavation and grading during strong wind conditions, as defined by the Building Code. | On-going. |
| **Goal S6 – Reduce potential for hazardous materials exposure and contamination.** | | | |
| | **S6** | **Hazardous Materials & Waste** | |
| | S6-1 | *Disclosure and Notification.* We enforce disclosure laws that require all users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport. | On-going. |
| | S6-2 | *Response to Hazardous Materials Releases.* We respond to hazardous materials incidents and coordinate these services with other jurisdictions. | On-going. |
| | S6-3 | *Safer Alternatives.* We minimize our use of hazardous materials by choosing non-toxic alternatives that do not pose a threat to the environment. | On-going. |
| | S6-4 | *Safe Storage and Maintenance Practices.* We require that the users of hazardous materials be adequately prepared to prevent and mitigate hazardous materials releases. | On-going. |
| | S6-5 | *Location of Hazardous Material Facilities.* We regulate facilities that will be involved in the production, use, storage, or disposal of | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | hazardous materials, pursuant to federal, state, county, and local regulations so that impacts to the environment and sensitive land uses are mitigated. | |
| | S6-6 | *Location of Sensitive Uses.* We prohibit new sensitive land uses from locating within airport Safety Zones and near existing sites that use, store, or generate large quantities of hazardous materials. (Refer to Land Use Element). | On-going. |
| | S6-7 | *Household Hazardous Waste.* We support the proper disposal of household hazardous substances. | On-going. The City continues to operate the Household Hazardous Waste Facility for our residents to ensure proper disposal. |
| | S6-8 | *Mitigation and Remediation of Groundwater Contamination.* We actively participate in local and regional efforts directed at both mitigating environmental exposure to contaminated groundwater and taking action to clean up contaminated groundwater once exposure occurs. | On-going. |
| | S6-9 | *Remediation of Methane.* We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines. | On-going. |
| **Goal S7 – Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement and a system of continuous monitoring.** | | | |
| | **S7** | **Law Enforcement** | |
| | S7-1 | *Police Unit Response.* We respond to calls requiring service in a timely manner. | On-going. |
| | S7-2 | *Community Oriented Problem Solving (C.O.P.S.).* We support and maintain the mission of COPS to identify and resolve community problems. | On-going. The Ontario Police Department has a Community Oriented Police Division. They partner with Community Improvement and Public Works to resolve community problems. |
| | S7-3 | *Prevention Services.* We provide crime prevention programs targeted to youth, parents, seniors, businesses, and neighborhoods. | On-going. Youth: Every 15 mins, Drug Awareness, Drunk Driving Awareness, Fatal Vision, Teen Dating Violence Parents/Children: Bicycle Safety, Bullying Prevention, Child Abuse Awareness, Child Safety/Dangerous People, Finger Printing, Drug Use Prevention; Seniors: Fraud Prevention, Elder Abuse Prevention; Businesses: Building Security Guidelines, Business Burglary Prevention, Internal Theft/White Collar Crimes, Retail Security Guidelines, Neighborhoods: Neighborhood Watch, Ontario Night Out. |
| | S7-4 | *Crime Prevention through Environmental Design (CPTED).* We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces, and buildings. | On-going. Continuously working with other City agencies to incorporate CPTED. We have a Police Representative who is embedded in this project review process. In addition, there are programs available through Crime Prevention. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | S7-5 | *Interdepartmental Coordination.* We utilize all City departments to help reduce crime and promote public safety. | On-going. Collaboration with Community Life and Culture, Public Works, and Community Improvement. |
| | S7-6 | Partnerships. We partner with other local, state, and federal law enforcement agencies and private security providers to enhance law enforcement service to Ontario. | On-going. Currently partnering with FBI, County Probation, County Crisis Team and Private security to enhance law enforcement and other services for city residents. |
| | S7-7 | *Resource Allocation.* We analyze crime data to evaluate the effectiveness of crime prevention and reduction strategies and allocate resources accordingly. | On-going. Crime Analysis Unit provides information to attempt to predict crime. This allows for the police resources to be allocated in an attempt to reduce crime. |
| **Goal S8 – Disaster resilient, prepared community through effective emergency/disaster preparedness, response, mitigation and recovery.** | | | |
| | **S8** | **Emergency Management** | |
| | S8-1 | *State and Federal Mandates.* We maintain emergency management programs that meet the requirements of the State of California Standardized Emergency Management System (SEMS) and the National Incident Management System (NIMS). | On-going. Continued compliance with SEMS and NIMS. |
| | S8-2 | *Emergency Management Plans.* We maintain, update, and adopt the Emergency Operations Plan (EOP) and the Hazard Mitigation Plan (HMP). | The City updated the EOP in 2017 and commenced the update in 2021, while the HMP was updated in 2018 with revision due in 2023. |
| | S8-3 | *Emergency/Disaster Training and Exercises.* We conduct training and exercises to prepare for and evaluate emergency/disaster response and recovery procedures. | On-going training, including Active Shooter Training, Stop the Bleed, and CERT. Train and credential EOC responders through the West End Academy under the California Specialized Training Institute outreach program. |
| | S8-4 | *Interagency Collaboration.* We partner with public and private organizations, such as participation in the California Mutual Aid Agreement, in order to enhance and complement our planning and response capabilities. | On-going. City staff has on-going coordination and collaboration with the San Bernardino County Operational Area, West End Emergency Response Commission, San Bernardino County Collaborative Organizations Active in Disaster. |
| | S8-5 | *Interdepartmental Coordination.* We utilize all City departments to help support emergency/disaster mitigation, preparedness, response mitigation, and recovery. | On-going monthly coordination meetings with the Emergency Management Working Committee comprised of all city departments. |
| | S8-6 | *Community Outreach.* We provide education to the community to promote personal, family, and community emergency preparedness. | On-going. City staff manages and coordinates the Community Emergency Response Team and youth program providing training and includes CERT Basic Training. Outreach through Leaders in Preparedness Academy, Summer Concerts in the Park, Ontario Night Out, Ontario Preparedness Month, Fire Open House and Annual Emergency Preparedness Expo. |
| **PARKS & RECREATION ELEMENT** | | | |
| **Goal PR1 – A system of safe and accessible parks that meets the needs of the community.** | | | |
| | **PR1** | **Planning & Design** | |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | PR1-1 | *Access to Parks.* We strive to provide a park and/or recreational facility within walking distance (¼ mile) of every residence. | On-going. |
| | PR1-2 | *Adjacency to Schools.* We examine locating parks adjacent to school sites to promote joint-use opportunities. | On-going. |
| | PR1-3 | *Funding.* We shall seek outside, one-time sources of funding for capital improvements and reserve ongoing City funds primarily for operations and maintenance. | On-going. The City continues to pursue funding in order to make capital improvements (such as trails, lighting, restroom improvements, new amenities, and outdoor fitness equipment) in several parks based on a community needs assessment and the recent adoption of the Recreation & Parks Master Plan. |
| | PR1-4 | *Joint-use Opportunities.* In areas where there is a need but no City recreational facility, we explore joint-use opportunities (e.g., school sites). | On-going. The Recreation & Parks Master Plan pinpoints schools that would help close service gaps throughout certain parts of the city and provide additional access to playgrounds, sports fields and courts, and walking paths for the general public. |
| | PR1-5 | *Acreage Standard.* We strive to provide 5 acres of parkland (private and public) per 1,000 residents. | On-going. |
| | PR1-6 | *Private Parks.* We expect the development to provide a minimum of 2 acres of developed private park space per 1,000 residents. | On-going. |
| | PR1-7 | *Special Needs/Universal Design.* We attempt to provide recreational opportunities at parks for people of all ages and abilities. | City staff has completed the Great Park Concept Plan providing phased active/passive spaces and entertainment venues and leveraging opportunities for innovation in water conservation and environmental stewardship. |
| | PR1-8 | *Renovation.* We examine renovating existing facilities prior to building replacement facilities. | The Anthony Munoz Community Center renovation started construction in 2020 and was reopened to the community in November 2021. |
| | PR1-9 | *Phased Development.* We require parks to be built in new communities before a significant proportion of residents move in. | On-going. |
| | PR1-10 | *Master Plans for Individual Park Facilities.* We require an individual park master plan for parks in excess of 10 acres. | On-going. |
| | PR1-11 | *Environmental Function of Parks.* We require new parks to meet environmental management objectives. | On-going. |
| | PR1-12 | *Trails.* We promote connections between parks and local trails, including those managed by other public agencies. | On-going. |
| | PR1-13 | *Equestrian Trails.* We require the design, construction, and maintenance of equestrian trails in Rural Residential designated areas. | On-going. |
| | PR1-14 | *Multi-family Residential Developments.* We require that new multi-family residential developments of five or more units provide recreational facilities or open space, in addition to paying adopted impact fees. | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | PR1-15 | *Trail Connectivity.* We strengthen and improve the equestrian, bike, and multipurpose trail connections within the City and work to improve trail connections into adjacent jurisdictions. | As part of the TCC grant, the Grove Connector project, from D Street to Nocta Street at James Galanis Park is completed. This trail connects to the G Street Crosstown bike lane, which connects to the City of Montclair. |
| | PR1-16 | *Equestrian Master Plan.* We use Homer Briggs Park as the primary focal point for the development of a Master Plan of Equestrian Trails in the Rural Residential area. | On-going. |
| **Goal PR2 – A range of recreational programs provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.** | | | |
| | **PR2** | **Programming** | |
| | PR2-1 | *Participation.* We program park facilities to maximize utilization and participation while considering park size, location, and population served. | On-going. The City continues to increase community engagement through surveys and focus groups for programming needs. The Recreation & Community Services Department also has a strong group of teens and youth who actively participate in program planning for each facility. |
| | PR2-2 | *Needs Assessment.* We track the needs and priorities for recreational programming and look for ways to meet demand. | On-going. |
| | PR2-3 | *Community Involvement.* We involve the local community in planning programs for neighborhood and community park facilities. | On-going. The City has hosted monthly community forums at our recreation centers to solicit feedback from the community on issues that matter in their neighborhoods. We also have a very active teen action committee (Advocates for a Healthy Life), and they advocated for a smoke-free park policy that City Council adopted. The City also hosted a group of workshops to solicit feedback for the Recreation & Parks Master Plan that was completed in July 2021. |
| | PR2-4 | *Access to Programs.* We provide a range of program opportunities for residents of all income levels. | On-going. The City has provided free classes daily to our community, including free Zum Up! Zumba classes, active senior programs, and a scholarship program to increase access to fee-based classes. |
| | PR2-5 | *Partnerships.* We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of recreational programs. | On-going. |
| | PR2-6 | *Crime Deterrents.* We promote and participate in recreational programming as part of our crime prevention effort. | On-going. |
| **SOCIAL RESOURCES ELEMENT** | | | |
| **Goal SR1 – A community where residents have access to information, services and goods that improve their health and well being.** | | | |
| | **SR1** | **Health** | |
| | SR1-1 | Partnering for Healthcare. We work with healthcare providers, and local, regional, state, and federal agencies to attract and retain | On-going. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | | a diversity of affordable, quality healthcare and facilities for the entire community. | |
| | SR1-2 | *Nutrition Choices.* We support the promotion of healthy nutritional food choices in the community. | On-going. The City partners with Huerta Del Valle Community Garden and Urban Farm to bring fresh, local organic produce to the community at affordable prices, including local community-supported agriculture (CSA program). We also partner with the Ontario-Montclair School District to provide free Summer meals to our community through our community centers and library and a free super program at Dorothy A. Quesada Community Center and De Anza Community & Teen Center during the school year. The City also partnered with Caramel Connections Foundation to open the new Seeds of Joy Community Garden at Anthony Munoz Park. |
| | SR1-3 | *Healthy Education.* We promote health education, including disease prevention, mental health, nutrition, and physical fitness. | On-going. The City through our community engagement activities have community promotores that promote all the health education resources available to the community through our community centers or through partner organizations. The City also partners with Social Impact Artists to deploy 4 mental health coaches/community health workers at three sites to implement mental health first aid. |
| | SR1-4 | *Physical Activity.* We encourage activities and community design that improves the physical fitness of our community members. | On-going. In 2019 the City contracted to prepare a citywide Active Transportation Master Plan to encourage walking and bike riding throughout the City. The City also implemented the Ontario on the Go program, which is a mobile recreation program to get youth back out into parks and promote physical activity and homework help. The Active Seniors on the Go program also promotes physical activity for active older adults and each community center promotes walking in the parks and living a healthy lifestyle. |
| **Goal SR2 – A range of educational and training opportunities for residents and workers of all ages and abilities that improves their life choices and provides a skilled workforce for our businesses.** | | | |
| | **SR2** | **Education** | |
| | SR2-1 | *Education Partners.* We partner with educational institutions throughout the region in order to expand the range and quality of educational offerings available to the community. | On-going. |
| | SR2-2 | *Workforce Training.* We work with industrial organizations, businesses, and educational institutions to create opportunities for workforce training. | On-going. City staff partnering with San Bernardino County Workforce Development located a satellite office Ontario Library to provide jobs and training resources directly to our community. |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
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| | SR2-3 | *Joint-use Facilities.* We partner with public and private educational institutions to jointly use facilities for both City and educational purposes | On-going. |
| | SR2-4 | *Access to Schools.* We work with our local and regional partners to improve safety in and around schools and to improve access for all citizens of all ages and abilities to schools and community services such as afterschool and other programs. | On-going. The City annually partner with parents, students, schools, and our police department to celebrate National Walk to School Day to bring awareness and resources to safety around our schools. We have also secured several rounds of Caltrans Active Transportation funding to improve sidewalks, handicap ramps, and safety crossings near our schools. |
| | SR2-5 | *School Facilities.* We plan and coordinate with the school districts for designing and locating school facilities to meet the city's goals, such as for health, walkability, and safety, and to minimize impacts to the existing neighborhood. | On-going. |
| **Goal SR3 – A range of community and leisure programs and activities provided by public, private and non-profit organizations that meet the needs of the community's varied interests, age groups and abilities.** | | | |
| | **SR3** | **Community & Leisure Activities** | |
| | SR3-1 | *Partnerships.* We partner with local and regional agencies, non-profit organizations, and the private sector to provide a comprehensive range of community activities and events to citizens. | On-going. |
| | SR3-2 | *Needs Assessment.* We promote information about leisure activities, classes, and special events and other services and activities to our community. | A Library Facility Needs Assessment and Master Plan was initiated in 2019 to identify space and facilities needs and/or alternative service delivery options for the city and defining best approaches to address identified needs. |
| | SR3-3 | *Program Outreach.* We promote information about leisure activities, classes, and special events and other services and activities in our community. | On-going. The City provides information on all City programming through our Ontario Living magazine, on social media, and through a Promotore Outreach program. |
| | SR3-4 | *Community Events.* We plan and actively participate in regularly scheduled community events and seasonal or yearly citywide events. | On-going. The City annually celebrates our annual 5K Reindeer Run, Christmas on Euclid, and Concerts in the Park. |
| | SR3-5 | *Community Activities as Crime Deterrents.* We promote and participate in community activities as part of our crime prevention efforts. (Refer to Safety Element S7-3). | On-going. The City annually celebrates National Night Out at all City Park facilities to bring community awareness to Crime Prevention efforts. |
| **Goal SR4 – City libraries that connect community members of all ages and abilities to a broad range of programs, communication and informational resources.** | | | |
| | **SR4** | **Library** | |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | SR4-1 | *Community Needs.* We identify and monitor community needs for library services, technology, and facilities, and tailor them to effectively meet those needs. | On-going. Through community outreach events the City has developed and continues to implemented the Lightspeed Makerspaces at Ovitt Family Community Library and Lewis Family Branch, Implementation of JVS So Cal veterans partnership at Ovitt Family Community Library, creation of Workforce office at Ovitt to meet the needs of job seekers on West end of San Bernardino County, hiring of consultant services to further identify community needs by hosting of focus groups and performed a Community Library Needs Assessment through six community conversations and one survey to determine the future needs of our community, such as new library locations, satellite offices, and potential bookmobile locations. Creation of Adult Literacy program to assist adults in developing literacy and reading skills. Creation of Ontario Learns, educational programs that assist adults in developing financial, technology, and home skills. Creation of Little Learns Big Futures to assist parents in developing early literacy skills for toddlers and preschooler-aged children. Teen advisory groups at both locations to give local teenages. |
| | SR4-2 | *Interagency Coordination.* We leverage relationships with outside agencies, educational institutions, and neighboring jurisdictions to share the library resources to the benefit of Ontario residents. | On-going. Partnership with four school districts and adult schools to share library resources, KinderGo program which invites other City employees to take part in library programming at school sites, in addition to partnerships with community organizations to provide library programming and access to resources. Active member in Inland Emire Vetrans Employment Committee |
| | SR4-3 | *Library Outreach.* We outreach to the community to increase the patronage of the library. | On-going. Ontario On the Go mobile library and recreation vehicle. Regular outreach to school/campus events, weekly attendance at Concerts in Town Square, regular presentations and outreach to local organizations and businesses, weekly outreach to Senior Center and other homebound locations, portable 3D printers and other makerspace equipment taken to community events, programming held offsite at Huerta del Valle, early literacy program called Little Learners, Big Futures, and other programming as outreach to introduce families to libraries, Volunteer Program for those 13 and up. |
| | SR4-4 | *Coordination with other Community Services.* We coordinate library programs with other recreational and community programs and facilities. | On-going. Annual participation in Agency-wide efforts: Dia de Los Muertos program at Museum, Festival of the Arts staffing and volunteer coordination, Library tours for Recreation Tiny Tots program, implementation of Ontario on the Go mobile vehicle in collaboration with Recreation/Museum. Attendance at Citywide programming: 4th of July parade participation, Ontario's Night Out, first annual Ontario Neighborhood Fair event in February at De Anza Park. Quarterly programming meeting to support museum exhibits with displays, Programming in |

| *Goal* | *Policy* | *Action* | *Action Status/Comments* |
|---|---|---|---|
| | | | support of summer meal sites at Westwind and DeAnza, use of Senior Center facility for summer performers, Huerta del Valle summer programming. |
| | SR4-5 | *Focal Points of the Community.* We design and program Ontario's libraries as focal points of community engagement, including public outreach and community engagement. | On-going. Several large and ongoing programs that create positive engagement with our community: Summer at Ontario City Library, Lunch at the Library, ongoing Library Master Plan approach, KinderFair, storytimes, Ontario Reads, Ontario Learns, Adult Literacy, Lightspeed makerspaces at both library locations and free Wi-Fi at both locations. |
| | SR4-6 | *Robert E. Ellingwood Model Colony History Room*. We work with the Museum of History and Art, Ontario in order to collect, preserve and display artifacts and images from Ontario's heritage and connect the City's past to the present through the History Room. | On-going. |
| **Goal SR5 – Local heritage, entertainment and cultural experiences that enrich the lives of Ontario's residents, workers, and visitors and serve to attract residents and businesses to the City.** | | | |
| | **SR5** | **Entertainment & Culture** | |
| | SR5-1 | *Provisions of Entertainment and Culture.* We support a range of entertainment and cultural experiences, such as public art, exhibitions, and performances. | On-going. Community Life & Culture Agency supports a range of arts experiences from the Arts Festival, Summer Concert Series, and Museum Exhibits. |
| | SR5-2 | *Local Heritage Education.* We partner with educational providers to promote culture and heritage. (Refer to Historic Preservation Section of Community Design Element). | On-going. Community Life & Culture Agency maintains collections related to local history and partners with Heritage organizations to promote Culture & Heritage. |
| | SR5-3 | *Public Art.* We encourage public art in buildings, parks, open spaces, and other public and private spaces. | On-going. |
| | SR5-4 | *Private-Public Sector Events.* We partner with private and non-profit sectors to provide and promote participation in cultural activities, including fairs, festivals, and other events geared to neighborhoods, the City as a whole, and the region. | On-going. Community Life & Culture Agency coordinates the Arts & Culture working group which consists of local nonprofits conducting arts programming and activities within the City. |
| | SR5-5 | *Promotion of Ontario Artists and Musicians.* We promote awareness of entertainment and culture produced in Ontario. | On-going. Community Life and Culture Agency hosts the annual Arts & Culture Festival highlighting work from local artists. |

# EXHIBIT A

## 2021 GENERAL PLAN IMPLEMENTATION PROGRAM TABLE

# ATTACHMENT 1

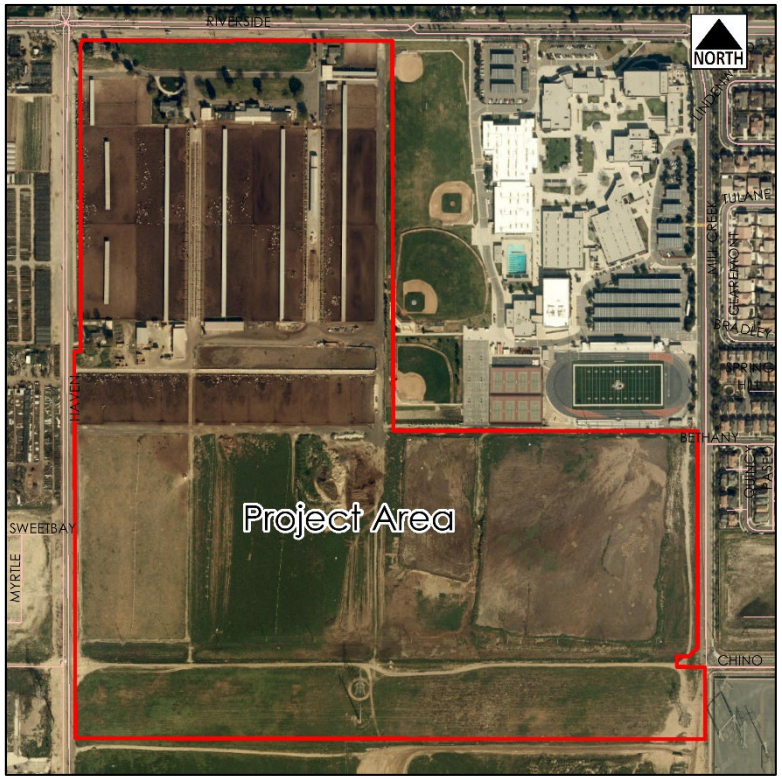
# Amendments to the General Plan in 2021

**Amendments to the General Plan in 2021**

File No. PGPA19-006

A General Plan Amendment to change the land use designation on 11.43 acres of land generally located at the northeast corner of Haven Avenue and 60 Freeway, from Office Commercial to Industrial (APN: 1083-321-01). Related Files: PSPA19-008, PDEV19-057, and PMTT19-017 (PM 20063). The application was approved by the City Council on May 18, 2021







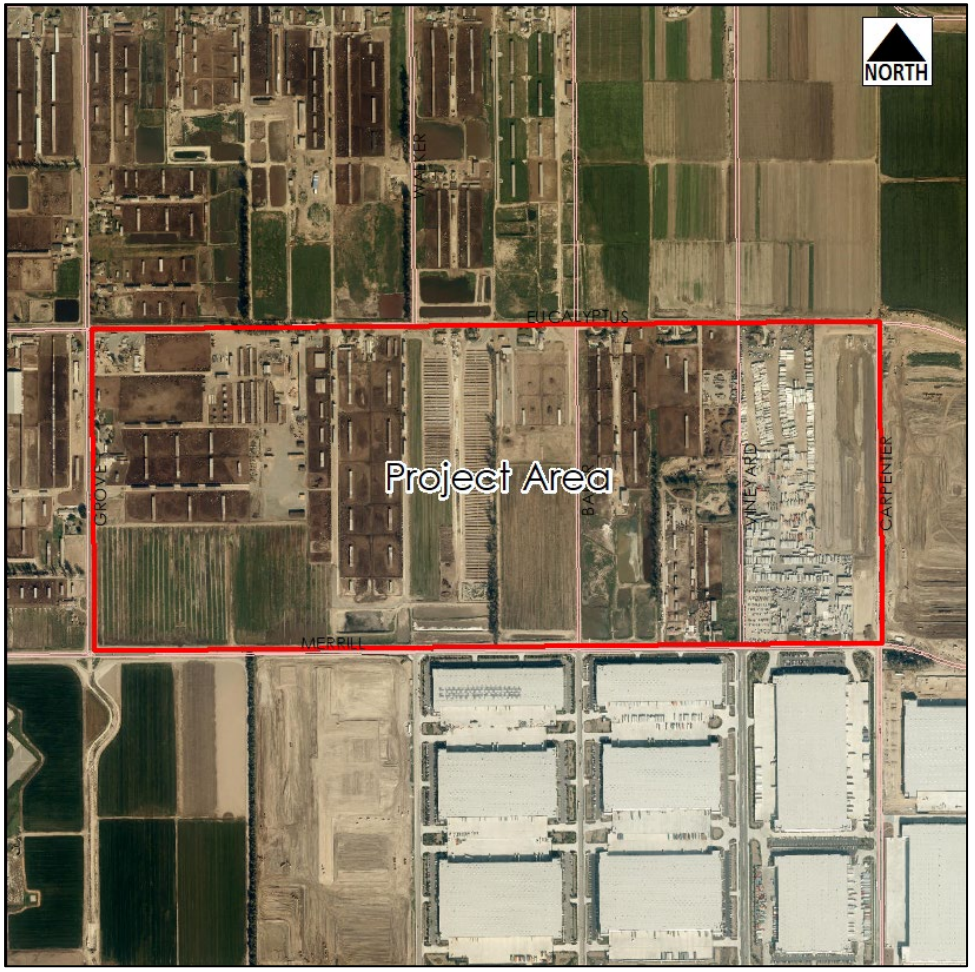


## File No. PGPA19-005

An Amendment to the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, to modify Policy Plan (general plan) Exhibit LU-01, Official Land Use Plan, changing the land use designation on 105.4 acres of Low-Density Residential (2.1 – 5 du/ac), 66.01 acres of Mixed Use (9 – NMC East) and 10.36 acres of Open Space – Non-Recreation designated property, to 23.41 acres of Low-Density Residential (2.1 – 5 du/ac), 24.16 acres of Low-Medium Density Residential (5.1 – 11 du/ac), 57.83 acres of Medium Density Residential (11.1 – 25 du/ac), 20.46 acres of Mixed Use (9 – NMC East), 48.61 acres of Industrial, and 7.3 acres of Open Space – Non-Recreation designated property, and modify Policy Plan (general plan) Exhibit LU-03, Future Buildout, to be consistent with the herein described land-use changes. The application was approved by the City Council on May 18, 2021

File No. PGPA18-003

A General Plan Amendment to 1) change the land use designation from General Commercial to Business Park on approximately 40 acres of land located south of Eucalyptus Avenue, between Vineyard Avenue on the east and Grove Avenue on the west; and 2) change the land use designation from Business Park and Commercial Office on 242.7 acres of land located north of Merrill Avenue, between Vineyard Avenue on the east and Grove on the West. Related File: PSP18-001. The application was approved by the City Council on February 2, 2021



File No. PGPA18-002

An Amendment to the Land Use Element of the Policy Plan (General Plan) component of The Ontario Plan, changing the land use designation on 30.63 acres of land from General Commercial/ Business Park to Business Park, located at the southwest corner of Riverside Drive and Hamner Avenue, within the Edenglen Specific Plan, and modifying Exhibit LU-03 (Future Buildout Table) to be consistent with this land use designation change (APN: 218-171-27). The application was approved by the City Council on February 2, 2021



# EXHIBIT B-1
# 2021 HOUSING ELEMENT
# ANNUAL PROGRESS REPORT

## Please Start Here

| General Information | |
|---|---|
| Jurisidiction Name | Ontario |
| Reporting Calendar Year | 2021 |
| **Contact Information** | |
| First Name | Rudy |
| Last Name | Zeledon |
| Title | Planning Director |
| Email | rzeledon@ontarioca.gov |
| Phone | 9093952422 |
| **Email** | |
| Street Address | 303 East B Street |
| City | Ontario |
| Zipcode | 91764 |

**Optional:** Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

v 1_13_22

| | | |
|---|---|---|
| **Jurisdiction** | Ontario | |
| **Reporting Year** | 2021 | (Jan. 1 - Dec. 31) |
| **Planning Period** | 5th Cycle | 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation

(CCR Title 25 §6202)

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

### Table A
### Housing Development Applications Submitted

| Project Identifier | | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Density Bonus |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | | 2 | 3 | 4 | 5 | | | | | | | 6 | 7 | 8 | 9 | 10 |
| Prior APN+ | Current APN | Street Address | Project Name+ | Local Jurisdiction Tracking ID+ | Unit Category (SFA,SFD,2 to 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Date Application Submitted+ (see instructions) | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by project | Total DISAPPROVED Units by Project | Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining) | Was a Density Bonus requested for this housing development? |
| Summary Row: Start Data Entry Below | | | | | | | | 5 | 0 | 25 | 0 | 20 | 0 | 1134 | 1184 | 89 | 0 | | |
| | 10851116 | Address to be assigned at Building Permit | | PDEV21-006 | 5+ | R | 2/17/2021 | | | | | | | 64 | 64 | | 0 | No | No |
| | 104905402<br>104905403<br>104905406<br>104905906<br>104905907 | Address to be assigned at Building Permit | | PDEV21-008 | 5+ | R | 2/23/2021 | 5 | | 25 | | 20 | | | 50 | 50 | 0 | No | No |
| | 101052128 | Address to be assigned at Building Permit | | PDEV21-009 | 5+ | O | 3/2/2021 | | | | | | | 39 | 39 | 39 | 0 | No | No |
| | 104905903 | Address to be assigned at Building Permit | | PDEV21-011 | 5+ | R | 3/11/2021 | | | | | | | 12 | 12 | | 0 | No | No |
| | 021825207<br>021825208 | Address to be assigned at Building Permit | | PDEV21-019 | SFD | O | 5/11/2021 | | | | | | | 113 | 113 | | 0 | No | No |
| | 104742402 | Address to be assigned at Building Permit | | PDEV21-022 | 5+ | O | 6/23/2021 | | | | | | | 10 | 10 | | 0 | No | No |
| | 104744301<br>104743222 | Address to be assigned at Building Permit | | PDEV21-023 | 5+ | O | 6/29/2021 | | | | | | | 88 | 88 | | 0 | No | No |
| | 021813111<br>021813112<br>021513140<br>021813143<br>021913122 | Address to be assigned at Building Permit | | PDEV21-027 | SFD | O | 7/20/2021 | | | | | | | 235 | 235 | | 0 | No | No |
| | 104938201<br>104938202 | Address to be assigned at Building Permit | | PDEV21-038 | 5+ | O | 7/21/2021 | | | | | | | 42 | 42 | | 0 | No | No |
| | 021824151<br>021524152<br>021824153<br>021824154 | Address to be assigned at Building Permit | | PDEV21-041 | 5+ | O | 11/5/2021 | | | | | | | 362 | 362 | | 0 | No | No |
| | 021825207<br>021825208 | Address to be assigned at Building Permit | | PDEV21-043 | 5+ | O | 11/8/2021 | | | | | | | 145 | 145 | | 0 | No | No |
| | 105008113<br>105008114 | Address to be assigned at Building Permit | | PDEV21-046 | 5+ | R | 12/10/2021 | | | | | | | 24 | 24 | | 0 | No | No |
| | | | | | | | | | | | | | | | 0 | | | | |
| | | | | | | | | | | | | | | | 0 | | | | |
| | | | | | | | | | | | | | | | 0 | | | |

| | |
|---|---|
| **Jurisdiction** | Ontario |
| **Reporting Year** | 2021 (Jan. 1 - Dec. 31) |
| **Planning Period** | 5th Cycle 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

## Table A2
### Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

| Project Identifier | | | | | Unit Types | | Affordability by Household Incomes - Completed Entitlement | | | | | | | | Affordability by Household Incomes - Building Permits | | | | | | | | Affordability by Household Incomes - Certificates of Occupancy | | | | | | | | | | Streamlining | Infill | Housing with Financial Assistance and/or Deed Restrictions | | Housing without Financial Assistance or Deed Restrictions | Term of Affordability or Deed Restriction | Demolished/Destroyed Units | | | Density Bonus | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | | 2 | 3 | 4 | | | | | | | 5 | 6 | 7 | | | | | | | | 8 | 9 | 10 | | | | | | | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | | | 21 | 22 | 23 | 24 | 25 | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SF,A,SF/2,3+, 4,5+,ADU,MH) | Tenure R=Renter O=Owner | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Entitlement Date Approved | # of Units Issued Entitlements | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Building Permits Date Issued | # of Units Issued Building Permits | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low- Income Deed Restricted | Low- Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Certificates of Occupancy or other forms of readiness (see instructions) Date Issued | # of Units Issued Certificates of Occupancy or other forms of readiness | How many of the units were Extremely Low Income?* | Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N | Infill Units? Y/N* | Assistance Programs for Each Development (may select multiple - see instructions) | Deed Restriction Type (may select multiple see instructions) | For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions) | Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)* | Number of Demolished/Destroyed Units | Demolished or Destroyed Units | Demolished/Destroyed Units Owner or Renter | Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area) | Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions) | List the incentives, concessions, waivers, and modifications. (Excluding Parking Waivers or Parking Modifications) | Did the project receive a reduction or waiver of parking standards? (Y/N) | Notes* | |
| Summary Row: Start Data Entry Below | | | | | | | 0 | 0 | 20 | 0 | 20 | 0 | 826 | | 870 | 0 | 0 | 0 | 0 | 0 | 0 | 1991 | | 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 1219 | | 8 | | | | | | | | | | | | | | | | |
| | 218151111 | Addresses to be assigned at Building Permit | | PDEV20-019 | SFD | O | | | | | | | 102 | 2/23/2021 | 102 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | 1011361115 | Addresses to be assigned at Building Permit | | PDEV19-060 | 5+ | R | | | | | | | 22 | 3/23/2021 | 22 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | 218211112 | Addresses to be assigned at Building Permit | | PDEV20-030 | SFD | O | | | | | | | 87 | 4/27/2021 | 87 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | 218211112 | Addresses to be assigned at Building Permit | | PDEV20-030 Continued | 5+ | R | | | | | | | 137 | 4/27/2021 | 137 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | 218652227 | Addresses to be assigned at Building Permit | | PDEV20-032 | 5+ | O | | | | | | | 106 | 4/27/2021 | 106 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | | 0216309007<br>0216320306<br>0215330310<br>0215335322<br>0216350336<br>0216350338<br>0216350339 | Addresses to be assigned at Building Permit | | PDEV20-007 | SFD | O | | | | | | | 26 | 4/27/2021 | 26 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | | 0216330307<br>0216330306<br>0215330310<br>0216350322<br>0216350336<br>0216350338<br>0216350339 | Addresses to be assigned at Building Permit | | PDEV20-007 Continued | 5+ | R | | | | | | | 77 | 4/27/2021 | 77 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | | 1049054402<br>1049054403<br>1049054404<br>1049054406<br>1049059006<br>1049060007 | Addresses to be assigned at Building Permit | | PDEV21-008 | 5+ | R | 5 | | 25 | | 20 | | | 5/25/2021 | 50 | | | | | | | | 0 | | | | | | | | | 0 | | N | Y | Other, LIHTC | Other | NA | 55 | 0 | | | | | | Funded with Permanent Local Housing Allocation (PLHA) , CA 2019 Budget Act funds. LITHC and Local In-lieu Affordable Housing Regulatory Agreement Deed Restriction | |
| | 1011371115<br>1011371116 | Addresses to be assigned at Building Permit | | PDEV19-031 | 5+ | R | | | | | | | 49 | 6/22/2021 | 49 | | | | | | | | 0 | | | | | | | | | 0 | | N | Y | | | | | | | | | | | | | |
| | 1010521128 | Addresses to be assigned at Building Permit | | PDEV21-009 | 5+ | O | | | | | | | 39 | 9/28/2021 | 39 | | | | | | | | 0 | | | | | | | | | 0 | | N | Y | | | | | | | | | | | | | |
| | 1048501150<br>1048551111<br>1048551112 | Addresses to be assigned at Building Permit | | PDEV20-020 | 5+ | O | | | | | | | 144 | 10/26/2021 | 144 | | | | | | | | 0 | | | | | | | | | 0 | | N | Y | | | | | | | | | | | | | |
| | 218111156 | Addresses to be assigned at Building Permit | | PDEV19-023 | SFD | O | | | | | | | 37 | 10/26/2021 | 37 | | | | | | | | 0 | | | | | | | | | 0 | | N | N | | | | | | | | | | | | | |
| | 218452122 | 5982 S ALEXANDER AV, ONTARIO, CA 91761 | | B201701791 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 3/23/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218452122 | 3972 S ALEXANDER AV, ONTARIO, CA 91761 | | B201701793 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 3/23/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218281115 | 2767 E BANNER ST, ONTARIO, CA 91762 | | B201704608 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/29/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218281115 | 2763 E BANNER ST, ONTARIO, CA 91762 | | B201704609 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/29/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218281116 | 2807 E BANNER ST, ONTARIO, CA 91762 | | B201704611 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/29/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1051571445 | 2934 S MARIGOLD AV B, ONTARIO, CA 91761 | | B201801841 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 2/4/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1048472222 | 110 N VIRGINIA AV, ONTARIO, CA 91761 | | B201803268 | 5+ | R | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 83 | 3/31/2021 | 83 | N | N | | | | | | | | | | | | | |
| | 1048472222 | 112 N VIRGINIA AV, ONTARIO, CA 91761 | | B201803269 | 5+ | R | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 18 | 4/1/2021 | 18 | N | N | | | | | | | | | | | | | |
| | 218201118 | 4100 S BODEGA WY, BLDG# 11, ONTARIO, CA 91761 | | B201803505 | 5+ | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 6 | 2/10/2021 | 6 | N | N | | | | | | | | | | | | | |
| | 1049291617 | 533 W SUNKIST ST, ONTARIO, CA 91762 | | B201804597 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 4/28/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1048572113 | 210 N VINE AV, BLDG# A, ONTARIO, CA 91762 | | B201804625 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/6/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1048572113 | 210 N VINE AV, ONTARIO, CA 91762 | | B201804626 | 2 to 4 | R | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 3 | 1/6/2021 | 3 | N | N | | | | | | | | | | | | | |
| | 1048572113 | 210 N VINE AV, BLDG# C, ONTARIO, CA 91762 | | B201804627 | 2 to 4 | R | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 3 | 1/6/2021 | 3 | N | N | | | | | | | | | | | | | |
| | 1048572113 | 210 N VINE AV, BLDG# D, ONTARIO, CA 91762 | | B201804629 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/6/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1014457113 | 2941 S BENSON AV, APT# B, ONTARIO, CA 91762 | | B201805039 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 7/15/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 218252117 | 4212 E BONRISA PRIVADO, ONTARIO, CA 91762 | | B201805178 | SFD | O | | | | | | | | | 0 | | | | | | | 1 | 12/20/2021 | 1 | 1 | | | | | | | | 0 | N | N | | | | | | | | | | | | | |
| | 218252117 | 4208 E BONRISA PRIVADO, ONTARIO, CA 91762 | | B201805182 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/22/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218252117 | 4203 E BONRISA PRIVADO, ONTARIO, CA 91762 | | B201805183 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/22/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218252117 | 4193 E BONRISA PRIVADO, ONTARIO, CA 91762 | | B201805184 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/22/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218252216 | 4032 E FINCASTLE ST, ONTARIO, CA 91762 | | B201805249 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 12/13/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218252216 | 4072 E FINCASTLE ST, ONTARIO, CA 91762 | | B201805251 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 10/28/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218252216 | 4022 E FINCASTLE ST, ONTARIO, CA 91762 | | B201805252 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 10/28/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218201126 | 2876 E LA AVENDA PL, ONTARIO, CA 91762 | | B201900041 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/5/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218201126 | 2884 E LA AVENDA, ONTARIO, CA 91762 | | B201900042 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/5/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218201126 | 2892 E LA AVENDA, ONTARIO, CA 91762 | | B201900044 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 11/5/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1049522113 | 1151 E SULTANA AV, UNIT# B, ONTARIO, CA 91761 | | B201900065 | ADU | O | | | | | | | | | 0 | | | | | | | 1 | 1/12/2021 | 1 | 1 | | | | | | | | 1 | 6/2/2021 | 1 | N | | | | | | | | | | | | | |
| | 1049533154 | 115 E ACACIA ST B, ONTARIO, CA 91761 | | B201900498 | ADU | O | | | | | | | | | 0 | | | | | | | 1 | 6/17/2021 | 1 | 1 | | | | | | | | 0 | | N | Y | | | | | | | | | | | | | |
| | 218670102 | 2527 E BANNER ST, ONTARIO, CA 91762 | | B201901145 | SFD | O | | | | | | | | | 0 | | | | | | | 1 | 1/12/2021 | 1 | 1 | | | | | | | | 1 | 6/25/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1048525508 | 140 N CAMPUS AV, UNIT# A, ONTARIO, CA 91761 | | B201901765 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 5/18/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1048525508 | 140 N CAMPUS AV, UNIT# B, ONTARIO, CA 91761 | | B201901766 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 5/18/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218271123 | 2571 E VIOLET LN, ONTARIO, CA 91762 | | B201902077 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 8/5/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 218271123 | 2581 E VIOLET LN, ONTARIO, CA 91762 | | B201902078 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 8/5/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 218271123 | 2591 E VIOLET LN, ONTARIO, CA 91762 | | B201902079 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 8/5/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1049502019 | 627 E WALSTON ST, UNIT# B, ONTARIO, CA 91761 | | B201902469 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 6/10/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1014532118 | 1567 W LARDOS CT, ONTARIO, CA 91762 | | B201902512 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 3/10/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1008291019 | 1360 N HELEN CT, UNIT# B, ONTARIO, CA 91762 | | B201902622 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 4/29/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1014596140 | 2702 S OAKS AV, ONTARIO, CA 91761 | | B201902632 | SFD | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 7/21/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1048384431 | 620 E E ST, ONTARIO, CA 91764 | | B201903034 | SFD | O | | | | | | | | | 0 | | | | | | | 1 | 4/19/2021 | 1 | 1 | | | | | | | | 1 | 11/23/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1048413302 | 632 N BERLYN AV B, ONTARIO, CA 91764 | | B201903498 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 1/21/2021 | 1 | N | N | | | | | | | | | | | | | |
| | 1015121421 | 2200 S GARDENIA AV, UNIT# B, ONTARIO, CA 91762 | | B201903710 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 4/20/2021 | 1 | N | Y | | | | | | | | | | | | | |
| | 1048541116 | 1957 E PRINCETON ST, ONTARIO, CA 91764 | | B201903754 | ADU | O | | | | | | | | | 0 | | | | | | | | 0 | | | | | | | | 1 | 6/28/2021 | 1 | N | Y | | | | | | | | | | | | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (previous / accepted) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2021 - 10/15/2029) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2013 - 10/15/2023) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
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# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2013 - 10/15/2021) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (01/2021 - 12/2029) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (mm/dd/yyyy) |

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## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2021 - 10/15/2029) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2013 - 10/15/2023) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (enter cycle number) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2021 - 10/15/2029) |

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(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (mm/dd/yyyy) |

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## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2021 - 10/15/2029 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| | | |

| Jurisdiction | Ontario | | |
|---|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) | |
| Planning Period | 5th Cycle | (10/15/2013 - 10/15/2021) | |

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(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2021 - 10/15/2029) |

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## Housing Element Implementation
(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (10/15/2013 - 10/15/2023) |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 |

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## Housing Element Implementation
(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

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| Jurisdiction | Ontario | | |
|---|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) | |
| Planning Period | 5th Cycle | 10/15/2021 - 10/15/2029 | |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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Cells in grey contain auto-calculation formulas

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | (previous / revised) |

**ANNUAL ELEMENT PROGRESS REPORT**
**Housing Element Implementation**
(CCR Title 25 §6202)

**Note: "+" indicates an optional field**
Cells in grey contain auto-calculation formulas

| | | |

| Jurisdiction | Ontario | | |
|---|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) | |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2023 | |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2023 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

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|---|---|---|
| **Jurisdiction** | Ontario | |
| **Reporting Year** | 2021 | (Jan. 1 - Dec. 31) |
| **Planning Period** | 5th Cycle | 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

**Table B**
**Regional Housing Needs Allocation Progress**
**Permitted Units Issued by Affordability**

| | | 1 | 2 | | | | | | | | | 3 | 4 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Income Level** | | **RHNA Allocation by Income Level** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** | **2021** | **Total Units to Date (all years)** | **Total Remaining RHNA by Income Level** |
| Very Low | Deed Restricted | 2,592 | - | - | - | - | - | 50 | 58 | - | - | 108 | 2,484 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | | |
| Low | Deed Restricted | 1,745 | - | - | - | - | - | 24 | 42 | - | - | 66 | 1,679 |
| | Non-Deed Restricted | | - | - | - | - | - | - | - | - | - | | |
| Moderate | Deed Restricted | 1,977 | - | - | - | - | - | - | - | - | - | 1,434 | 543 |
| | Non-Deed Restricted | | - | 364 | 138 | 340 | 520 | 72 | - | - | - | | |
| Above Moderate | | 4,547 | - | 163 | 420 | 287 | 1,136 | 1,167 | 1,452 | 934 | 1,808 | 7,367 | - |
| Total RHNA | | **10,861** | | | | | | | | | | | |
| Total Units | | | **-** | **527** | **558** | **627** | **1,656** | **1,313** | **1,552** | **934** | **1,808** | **8,975** | **4,706** |

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will include units that were permitted since the start of the planning period.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

| | | |
|---|---|---|
| **Jurisdiction** | Ontario | |
| **Reporting Year** | 2021 | (Jan. 1 - Dec. 31) |
| **Planning Period** | 5th Cycle | 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

**Note: "+" indicates an optional field**

Cells in grey contain auto-calculation formulas

**Table C**

**Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law**

| Project Identifier | | | | Date of Rezone | RHNA Shortfall by Household Income Category | | | | Rezone Type | Sites Description | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | 2 | 3 | | | | 4 | 5 | 6 | 7 | 8 | | 9 | 10 | 11 |
| APN | Street Address | Project Name+ | Local Jurisdiction Tracking ID+ | Date of Rezone | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Rezone Type | Parcel Size (Acres) | General Plan Designation | Zoning | Minimum Density Allowed | Maximum Density Allowed | Realistic Capacity | Vacant/Nonvacant | Description of Existing Uses |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | | | | | | |
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# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation

(CCR Title 25 §6202)

| | |
|---|---|
| **Jurisdiction** | Ontario |
| **Reporting Year** | 2021 |

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

| 1 | 2 | 3 | 4 |
|---|---|---|---|
| **Name of Program** | **Objective** | **Timeframe in H.E** | **Status of Program Implementation** |
| 1. Code Enforcement | Continue Code Enforcement using a progressive approach of voluntary compliance, citations, and court action, if needed. Continue to apply for funding. | Ongoing, inspect properties annually | Community Improvement opened 1,768 cases, conducted 3,852 inspections and closed 1,777 cases in 2021. Of the 1,768 cases opened in 2021, 577 were proactive in nature.<br><br>The Rental Inspection Program conducted 3,907 inspections and abated violations in 360 housing units in 2021. The Department implemented a Fee Reduction Policy for Housing Units with 10 or more rental units with a 90% initial compliance rate to encourage continued compliance with City rental housing standards. |
| 2. Quiet Home | Completed | Completed | Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The Program has sold 30 parcels for future airport compatible development.<br><br>Program was terminated in September 2015 due to updated NEM eligibility noise contour which eliminated funding for the program. |
| 3. Historic Preservation | Continue to Implement Program | Ongoing | City staff continues to implement the Historic Preservation program, including: 3 properties on the Ontario Register were reviewed for historic significance, 2 were removed, and 1 was added and received a Tier Determination. 4 Mills Act Contracts (preservation agreement) were approved, 6 Certificates of Appropriateness were approved, and staff continues to implement design review for historic properties. Completion of community outreach activities including: Model Colony Awards program, the Historic Plaque program, and distribution of postcards with historic preservation program information to all historic property owners. |
| 4. Housing Rehabilitation Loan and Grants | Continue to Implement Program, as funding is available. | Ongoing | The City of Ontario designed the Community Improvement Code Abatement Loan Progarm. This program was approved during this reporting period. During 2021, zero (0) homes were rehabilitated through this program.<br><br>The City's largest housing rehabilitation program, the CARES Program continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured.<br><br>Using Communtiy Development Block Grant funds, the City designed the Conservation Home Improvement Loan Program in the beginning of 2020. During 2021, two (2) clients were assisted through this program. |
| 5. CARES | Continue program implementation, as funding is available. | Ongoing | As stated earlier, this program was funded with LMIHF. At this time, the program is on hold and no activity took place during 2021. |

| | | | |
|---|---|---|---|
| 6. Neighborhood Plans | Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. | Ongoing | Although the COVID 19 Pendemic has required adjustments the primary Neighborhood Planning programs implemented during 2021, the City continues to move forward with the Transformative Climate Communities (TCC). The TCC Community Engagement Outreach Plan provides project specific outreach and educational events. In 2021, over 3000 people were invited to virtual engagements from topics including solar instalation, bus pass distributions, and workforce development services. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario. The CIty has also approved the Parks Master Plan and the Great Park Master Plan. |
| 7. Neighborhood Stabilization | Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans. | Ongoing | During 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods (Downtown, Nocta, Mission-Mountain, and Fourth-Grove). |
| 8. Community Oriented Policing | Continue implementation of COPs Program; coordinate marketing efforts with the new Quadrennial Inspection Program. | Ongoing | The Community Engagement Team (CET) takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. Additionally during inspections, onsite improvements are identified under the concept of Crime Prevention Through Environmental Design (CPTED). In 2021, no Crime Free Multi-Housing classes were hosted by the Ontario Police Department due to COVID-19. These classes normally provide property owners/managers the tools to take a proactive approach on crime prevention. A total of 13 properties are enrolled in the Crime Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program and 427 individuals were served with forbidden trespass forms. The Community Engagement Team prepared 3 comprehensive CPTED reports for businesses in the city. These reports outlined positive aspects of the businesses, challenges, and recommendations for improvement. |
| 9. Downtown Plan | Downtown planning to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing. | Ongoing | The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing.<br><br>*To facilitate new development and establish new businesses within the downtown area the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. HEART leverages resources, services and activities to enhance the downtown experience. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities.<br><br>*A 153-unit mixed use development at the corner of Euclid and C Street was approved in 2021.<br><br>*And finally, the Downtown Plan area is included in a $35 million Transformative Climate Communities Grant awarded to the City to increase prosperity, improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations developing and implementing project in support of reducing greenhouse gas emissions and enhancing overall quality of life. |
| 10. Mountain and Euclid Corridors | Re-designate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. | Completed | All sites on the Housing Element Available Land Inventory along these corridors have been rezoned to medium density residential, high density residential, or mixed use designations consistent with The Ontario Plan (which includes the General Plan). |

| | | | |
|---|---|---|---|
| 11. Holt Blvd. | Re-designate as High Density and Mixed Use and develop a lot consolidation ordinance to assemble parcels. | Completed | All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities. |
| 12. New Model Colony | Continue to review, approve, and implement plans to develop the New Model Colony. | Ongoing | City staff continues to review and process applications for development in the Ontario Ranch. Permits were issued for 983 units (724 SFR & 29 MFR) within the NMC in 2020. |
| 13. Downtown Core Catalyst Project | Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available. | Completed | The Catalyst program was completed on June 30, 2017. There was no activity on this program during 2021. |
| 14. Design Review | Continue to implement design review process. | Ongoing | City staff continues to implement design review. |
| 15. Green Building | Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences. Renewable energy incentive and energy efficiency programs. Develop a citywide 20-year energy plan. Support pilot development project as a net-zero-energy community and formulate solar site orientation guideline. | Ongoing | The City continues to trend towards the Climate Action Plan target of 30% greenhouse gas reduction below Year 2020 business and updating our Climate Action Action Plan assess our success and plan for the 2030 GHG reduction Target of 40% below 1990 levels. The City in parnership with SBCTA completed the sub-regional GHG Inventory Plan. The City is in the second year of implementation of the GGRF Transformative Climate Communities Grant with 2021 projects including the grand opening of the 101-units affordable housing Vista Verde project, 33 single family solar installations, and planted 364 trees within the project area. |
| 16. Land Monitoring Program to Meet the RHNA | Ensure there is sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation. | Ongoing | City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application which includes an affidavit regarding compliance with the Available Land Inventory. |
| 17. Incentives | Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals. | Ongoing | The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update which was adopted in 2016 which continues to be implemented in 2021. |
| 18. Land Acquisition | Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals. | Ongoing | City staff will implement programs as funds become available. |
| 19. Planned Unit Development (PUD) | Continue to utilize the PUD to create tailored development standards to facilitate new housing. | Ongoing | The PUD continues to be a viable tool to implement new multi-family housing. |
| 20. Mixed-Use and High-Density Residential Zone and Standards | Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones. | Ongoing | New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High Density Residential and Mixed Use zones. The City continues its efforts in processing Zone Changes to bring alignment with the adopted General Plan. In 2021 no additional parcels were rezoned to High Density Residential or Mixed Use zones. |

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|---|---|---|---|
| 21. Public Housing | Continue to assist up to 600 households under the public housing program and seek additional vouchers as available. | Ongoing | Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). During 2021, the HACSB managed approximately 735 Housing Choice Vouchers within Ontario. |
| 22. Homeownership | Implement down payment assistance programs Citywide and for the Town Square project. | Ongoing | The CalHome Mortgage Assistance program ended on April 5, 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects. |
| 23. Preservation of At-Risk Housing | Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible. | Ongoing | There are a total of 2,010 assisted, multi-family rental units in the City, of which no units were “at-risk” of conversion to market rate during calendar year 2021. To address the preservation of public housing for very low- and low-income persons, the City of Ontario maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at risk units. |
| 24. Jack Galvin Accord | Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord. | Ongoing | City staff administered the Accord that covers 1,697 mobile home units located in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019 with an expiration date of January 5, 2025. |
| 25. Fair Housing | Continue to contract with fair housing providers. | Ongoing | The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board “actively supports and promotes freedom of residence through education, advocacy and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law.” |

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|---|---|---|---|
| 26. Homeless Continuum of Care | Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available. | Ongoing | During 2021, the following achievements were made under the City's Continuum of Care:<br>*Mercy House Ontario Access Center – Provide basic needs and services to 788 new (unduplicated) clients;<br>*Assisi House and Aftercare Services Program – Provide transitional housing and aftercare services to 56 new (unduplicated) clients;<br>*HOME TBRA – Provide tenant based rental assistance to 44 households;<br>*Project Gateway – Assist 12 chronically homeless individuals with disabilities and their families secure permanent housing with wrap around services through HUD's Shelter Plus Care Program; and<br>*Permanent Housing Units – Operate 76 permanent housing units in cooperation with the Ontario Housing Authority, Mercy House, and Mercy House CHDO. Units assist in providing priority occupancy to participants in the CoC Project Gateway.<br><br>Ontario supports programs to assist in the delivery of services designed to house persons experiencing homelessness or at-risk of homelessness:<br>*Street Outreach – Increase team funding to 40 hours per week;<br>*COVID-19 Motel Voucher Program – Program was adapted from the Extreme Weather Motel Voucher Program in 2020 to prevent the spread of Covid-19 among the homeless community. In 2021, the program served 92 households. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing;<br>*COVID-19 Homeless Prevention and Rapid Re-Housing Program – Program finds housing solutions for persons at-risk of homelessness during the pandemic. 2 households received assistance;<br>*COVID-19 Emergency Rent and Utility Assistance Program – Program provides rent and utility relief payments for households who have been served with an eviction notice, in order to maintain stable housing. During 2021, program guidelines were developed;<br>*LMIHF Utility Assistance Program – Persons experiencing homelessness with $0 income may participate in the existing HOME TBRA program;<br>*Partner with local school district to identify homeless families and assist them with rental subsidies through the HOME TBRA Program; and<br>*Facilitate monthly meetings with focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program. |
| 27. Senior Housing | Continue to provide a full range of housing support services. | Ongoing | During calendar year 2021, the City continued to monitor 762 units of affordable senior housing. |
| 28. Housing for People with Disabilities | Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities and update the definition of family to comply with State law. | Ongoing | The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people and encourages reasonable accessibility accommodations. In addition, the comprehensive Development Code update, which went into effect in 2016, incorporates reasonable accommodation provisions and redefined "family" to comply with State law. |
| 29. Family Housing | Continue program implementation. | Ongoing | The City continued to monitor 989 units of affordable family housing during calendar year 2021. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that ended in 2020 - Emporia Place (75-units) and Vista Verde (101-units). These two new developments provide for extremely low-, very-low, and low-income units for families. |

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|---|---|---|---|
| 30. Extremely Low-Income Households | Work with non-profits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications. Offer fee reductions and land write downs for new affordable housing for low-income, very low-income, and ELI households. | Annually | During calendar year 2021, the following services were provided to Extremely Low-Income households:<br><br>*Assisted housing units – 49 housing units restricted to extremely low-income occupancy;<br>*Project Gateway – 12 units occupied by extremely low-income households;<br>*HOME Tenant Based Rental Assistance (TBRA) – 44 households assisted;<br>*CoC Permanent Housing (excluding Project Gateway and HOME TBRA) – 2 households assisted;<br>*Assisi House and Aftercare Services program – 56 persons (unduplicated);<br>*Mercy House Center Ontario – 788 persons (unduplicated);<br>*Services for Battered Women and Children – 46 persons (unduplicated);<br>*SOVA Food Security Center – 2,490 persons (unduplicated);<br>*Fair Housing services – 179 households (unduplicated);<br>*Landlord-Tenant Mediation services – 1,035 households (unduplicated);<br>*Senior Services – 32 persons (unduplicated); and<br>*Child Care Subsidies – 51 persons (unduplicated). |
| 31. Special Needs Housing | Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects. | Annually | In conjunction with the Ontario Housing Authority, the Housing Authority of the County of San Bernardino, County of San Bernardino Department of Behavioral Health, and Mercy House Living Centers, 13 Shelter Plus Care project based vouchers were available within Ontario for chronically homeless with disabilities and their families.<br><br>During 2021, the City in conjunction with Mercy House Living Centers, implemented the HOME Tenant Based Rental Assistance to provide rental assistance with security deposits and utility deposits to chronically homeless and homeless households. Additionally, 44 homeless households were assisted with permanent housing. |
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| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Period | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table E**

**Commercial Development Bonus Approved pursuant to GC Section 65915.7**

| Project Identifier | | | | Units Constructed as Part of Agreement | | | | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
|---|---|---|---|---|---|---|---|---|---|
| 1 | | | | 2 | | | | 3 | 4 |
| APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
| Summary Row: Start Data Entry Below | | | | | | | | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Period | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2021 |

# ANNUAL ELEMENT PROGRESS REPORT
## Housing Element Implementation
(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)**

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

| Activity Type | Units that Do Not Count Towards RHNA+ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA + Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1+ |
|---|---|---|---|---|---|---|---|---|---|
| | Extremely Low-Income+ | Very Low-Income+ | Low-Income+ | TOTAL UNITS+ | Extremely Low-Income+ | Very Low-Income+ | Low-Income+ | TOTAL UNITS+ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Mobilehome Park Preservation | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Period | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2021 |

**NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**
**Housing Element Implementation**
(CCR Title 25 §6202)

**Table G**
**Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of**

| Project Identifier | | | | | | |
|---|---|---|---|---|---|---|
| 1 | | | | 2 | 3 | 4 |
| APN | Street Address | Project Name+ | Local Jurisdiction Tracking ID+ | Realistic Capacity Identified in the Housing Element | Entity to whom the site transferred | Intended Use for Site |
| Summary Row: Start Data Entry Below | | | | | | |
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| | | |
|---|---|---|
| **Jurisdiction** | Ontario | |
| **Reporting Period** | 2021 | (Jan. 1 - Dec. 31) |

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT**
**Housing Element Implementation**
(CCR Title 25 §6202)
For San Bernardino County jurisdictions, please format the APN's as follows:9999-999-99-9999

**Table H**
**Locally Owned Surplus Sites**

| Parcel Identifier | | | | Designation | Size | Notes |
|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| **APN** | **Street Address/Intersection** | **Existing Use** | **Number of Units** | **Surplus Designation** | **Parcel Size (in acres)** | **Notes** |
| Summary Row: Start Data Entry Below | | | | | | |
| | | | | | | |
| | | | | | | |
|

| Jurisdiction | Ontario | |
|---|---|---|
| Reporting Year | 2021 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 10/15/2013 - 10/15/2021 |

| Building Permits Issued by Affordability Summary | | |
|---|---|---|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 1991 |
| Total Units | | **1991** |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Units by Structure Type | Entitled | Permitted | Completed |
|---|---|---|---|
| SFA | 0 | 0 | 0 |
| SFD | 252 | 726 | 833 |
| 2 to 4 | 0 | 3 | 6 |
| 5+ | 624 | 1251 | 355 |
| ADU | 0 | 11 | 25 |
| MH | 0 | 0 | 0 |
| **Total** | **876** | **1991** | **1219** |

| Housing Applications Summary | |
|---|---|
| Total Housing Applications Submitted: | 12 |
| Number of Proposed Units in All Applications Received: | 1,184 |
| Total Housing Units Approved: | 89 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions | |
|---|---|
| Number of Applications for Streamlining | 0 |
| Number of Streamlining Applications Approved | 0 |
| Total Developments Approved with Streamlining | 0 |
| Total Units Constructed with Streamlining | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|---|---|---|---|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

Cells in grey contain auto-calculation formulas

# EXHIBIT B-2
# 2021 HOUSING ELEMENT
# ANNUAL PROGRESS REPORT

# ATTACHMENT 1
# Housing Element Land Inventory Map

# Housing Element Land Inventory

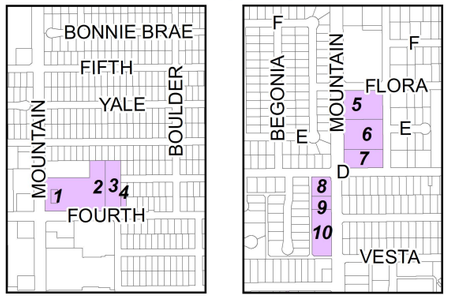
**Sites in Housing Element Land Inventory**

**Income Categories**

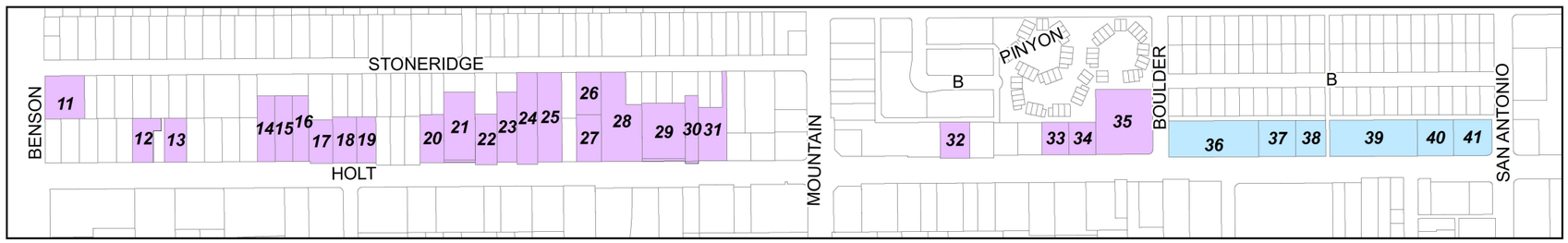
- Low Income (>25 DU/AC)
- Moderate Income (10 - 25 DU/AC)
- Moderate & Above-Moderate Income (See Inventory)
- Above-Moderate Income (<10 DU/AC)

*Map ID# (See Land Inventory for Details)*

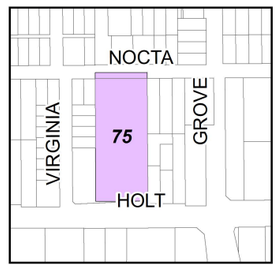
## MOUNTAIN CORRIDOR



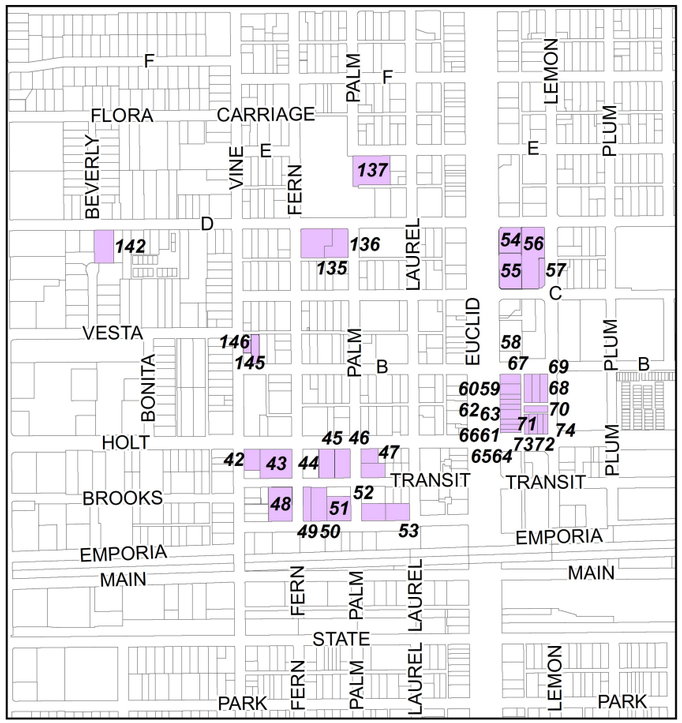

## WEST HOLT



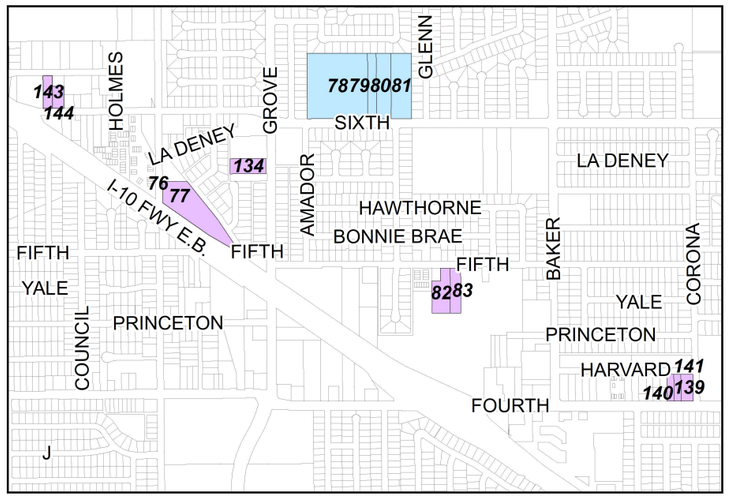

## EAST HOLT



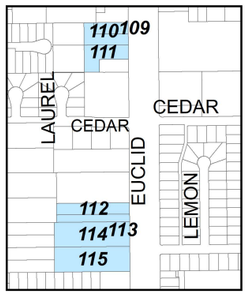

## DOWNTOWN



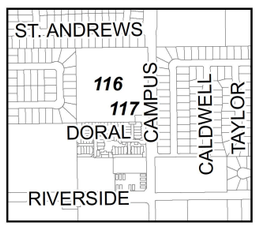

## GROVE CORRIDOR




## EUCLID CORRIDOR



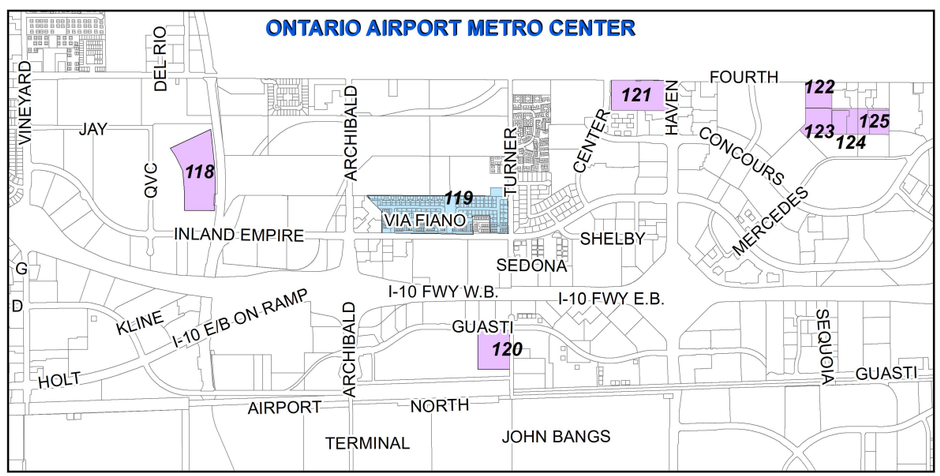

## CAMPUS SITE



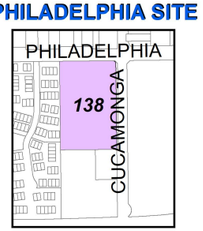

## WEST MISSION



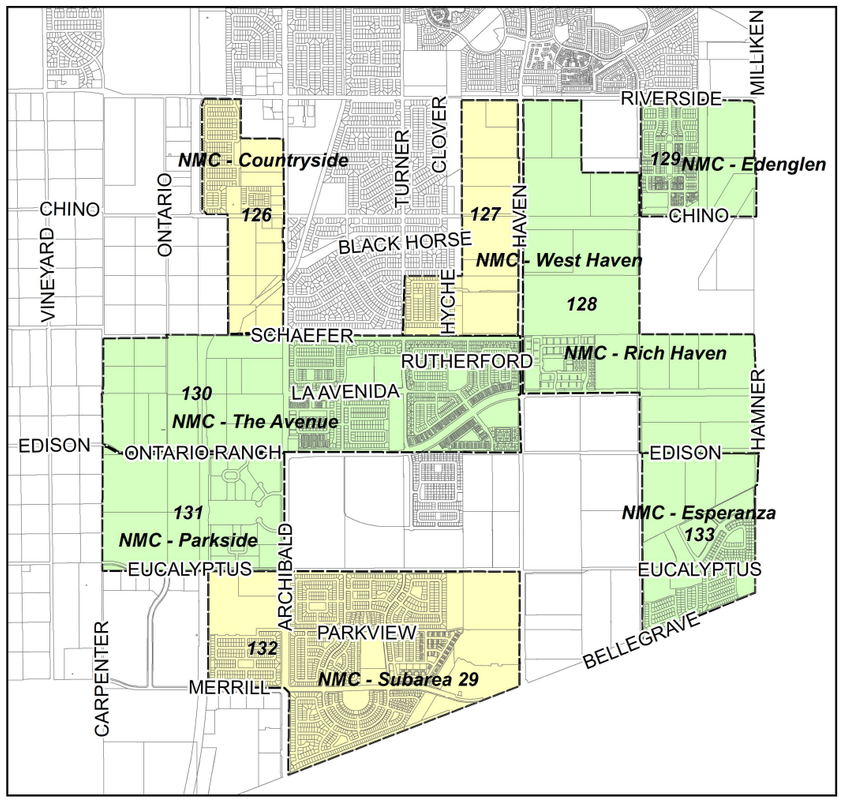

## ONTARIO AIRPORT METRO CENTER




## PHILADELPHIA SITE




## NEW MODEL COLONY




N

BACKGROUND INFORMATION

Each City in California is required to prepare a Housing Element every 5 - 10 years. The Housing Element must, in part, identify available sites that can accommodate the number and type of dwelling units that have been allocated to the City.

Projects on sites identified in the Available Land Inventory of the Housing Element (and shown on this map) must be consistent with the density range identified in the Land Inventory and the minimum number of units specified in order to be consistent with the City's General Plan (The Ontario Plan). State law requires all projects to be consistent with the General Plan.

If a site is identified on this map as being part of the Inventory, be sure to check the Land Inventory which is found in the appendix of the Ontario Housing Element which can be found at: http://www.ontarioplan.org/index.cfm/27915/34473

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Management Services<br>Prepared By: Tricia Almiron<br>Staff Member Presenting:<br>Dan Bell, Communications and Community Relations Director<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 10 |

**SUBJECT: A RESOLUTION OPPOSING INITIATIVE 21-0042A.**

**RECOMMENDATION:** That the City Council adopt a Resolution to Oppose Initiative 21-0042A.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Maintain the Current High Level of Public Safety**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities**

**FISCAL IMPACT:** There is no direct fiscal impact associated with the adoption of the Resolution.

**BACKGROUND & ANALYSIS:**

The Taxpayer Protection and Government Accountability Act limits voters' authority, adopts new and stricter rules for raising taxes and fees, and makes it more difficult to hold violators of state and local laws accountable.

On January 4, 2022, the California Business Roundtable filed AG#21-0042A1. This measure is detrimental to cities because it would decimate vital local and state services to the benefit of wealthy corporations. There is a broad coalition of local governments, labor and public safety leaders, infrastructure advocates, and businesses, who are strongly opposing this initiative for several reasons.

Specifically the Act:

- Gives wealthy corporations a major loophole to avoid paying their fair share — forcing local residents and taxpayers to pay more.
- Allows corporations to dodge enforcement when they violate environmental, health, public safety, and other laws.
- Jeopardizes vital local and state services.

- Opens the door for frivolous lawsuits, bureaucracy, and red tape that will cost taxpayers and hurt our communities.
- Undermines voter rights, transparency, and accountability.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, OPPOSING INITIATIVE 21-0042A, A TAXPAYER PROTECTION AND GOVERNMENT ACCOUNTABILITY ACT FILED BY THE CALIFORNIA BUSINESS ROUNDTABLE.

WHEREAS, an association representing California's wealthiest corporations is behind a deceptive proposition aimed for the November 2022 statewide ballot; and

WHEREAS, the measure creates new constitutional loopholes that allow corporations to pay far less than their fair share for the impacts they have on our communities, including local infrastructure, our environment, water quality, air quality, and natural resources; and

WHEREAS, the measure includes undemocratic provisions that would make it more difficult for local voters to pass measures needed to fund local services and infrastructure, and would limit voter input by prohibiting local advisory measures where voters provide direction on how they want their local tax dollars spent; and

WHEREAS, the measure makes it much more difficult for state and local regulators to issue fines and levies on corporations that violate laws intended to protect our environment, public health and safety, and our neighborhoods; and

WHEREAS, the measure puts billions of dollars currently dedicated to state and local services at risk, and could force cuts to public schools, fire and emergency response, law enforcement, public health, parks, libraries, affordable housing, services to support homeless residents, mental health services, and more; and

WHEREAS, the measure would also reduce funding for critical infrastructure like streets and roads, public transportation, drinking water, new schools, sanitation, and utilities.

THEREFORE, BE IT RESOLVED that the City of Ontario, opposes Initiative 21-0042A1.

THEREFORE, BE IT FURTHER RESOLVED, that Ontario will join the NO on Initiative 21-0042A1 coalition, a growing coalition of public safety, labor, local government, infrastructure advocates, and other organizations throughout the state.

The City Clerk of the City of Ontario shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER, LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Planning<br>Prepared By: Thomas Grahn<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Reviewed By: Kimberly Ruddins, Charles Mercier, Rudy Zeledon<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 11 |

**SUBJECT:** **ORDINANCES APPROVING A ZONE CHANGE (FILE NO. PZC21-002) MODIFYING THE OFFICIAL ZONING MAP TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY ZONING DISTRICT AND A DEVELOPMENT CODE AMENDMENT (FILE NO. PDCA21-001) REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN "AH" (AFFORDABLE HOUSING) OVERLAY DISTRICT**

**RECOMMENDATION:** That the City Council consider and adopt the following:

A. An Ordinance approving a Zone Change, File No. PZC21-002, revising the Zoning Map to establish the "AH" (Affordable Housing) Overlay zoning district; and
B. An Ordinance approving a Development Code Amendment, File No. PDCA21-001, adding a provision to establish the "AH" (Affordable Housing) Overlay zoning district.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**
**Pursue City's Goals and Objectives by Working with Other Governmental Agencies**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** There is no direct fiscal impact associated with this proposed action.

**BACKGROUND & ANALYSIS:** On March 1, 2022, the City Council approved an update to the Housing Element and General Plan Amendment (File No. PGPA21-004) to establish and implement an Affordable Housing Overlay to support the necessary residential densities to achieve the City's Regional Housing Needs Assessment ("RHNA"), and introduced and waived further reading of an ordinance approving the Zone Change (File No. PZC21-002) and a Development Code Amendment (File No. PDCA21-001.

The proposed Zone Change (File No. PZC21-002) will modify the Zoning Map to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of the Housing Element. The Affordable Housing Overlay will only apply to those properties identified in (Attachment C) Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Attachment C, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay , the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard, between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. The Affordable Housing Overlay is being established to ensure that there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

The Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens. Staff has initiated an addition to the Development Code that is necessary to establish provisions of the Development Code as described below. The proposed changes, as they would appear in the Development Code, are included as Exhibit D: Proposed Development Code Amendment of this staff report.

The proposed Development Code Amendment (File No. PDCA21-001) will modify Section 6.01.035, by adding Subparagraph C.6 to establish an AH (Affordable Housing) Overlay District. The purpose of the AH Overlay District standards is to facilitate housing opportunities within the City through the implementation of Housing Element. The AH Overlay District will only apply to those properties identified in Attachment C, Exhibit A – Proposed AH, Affordable Housing Overlay, Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

Generally, the AH Overlay District will do three things:

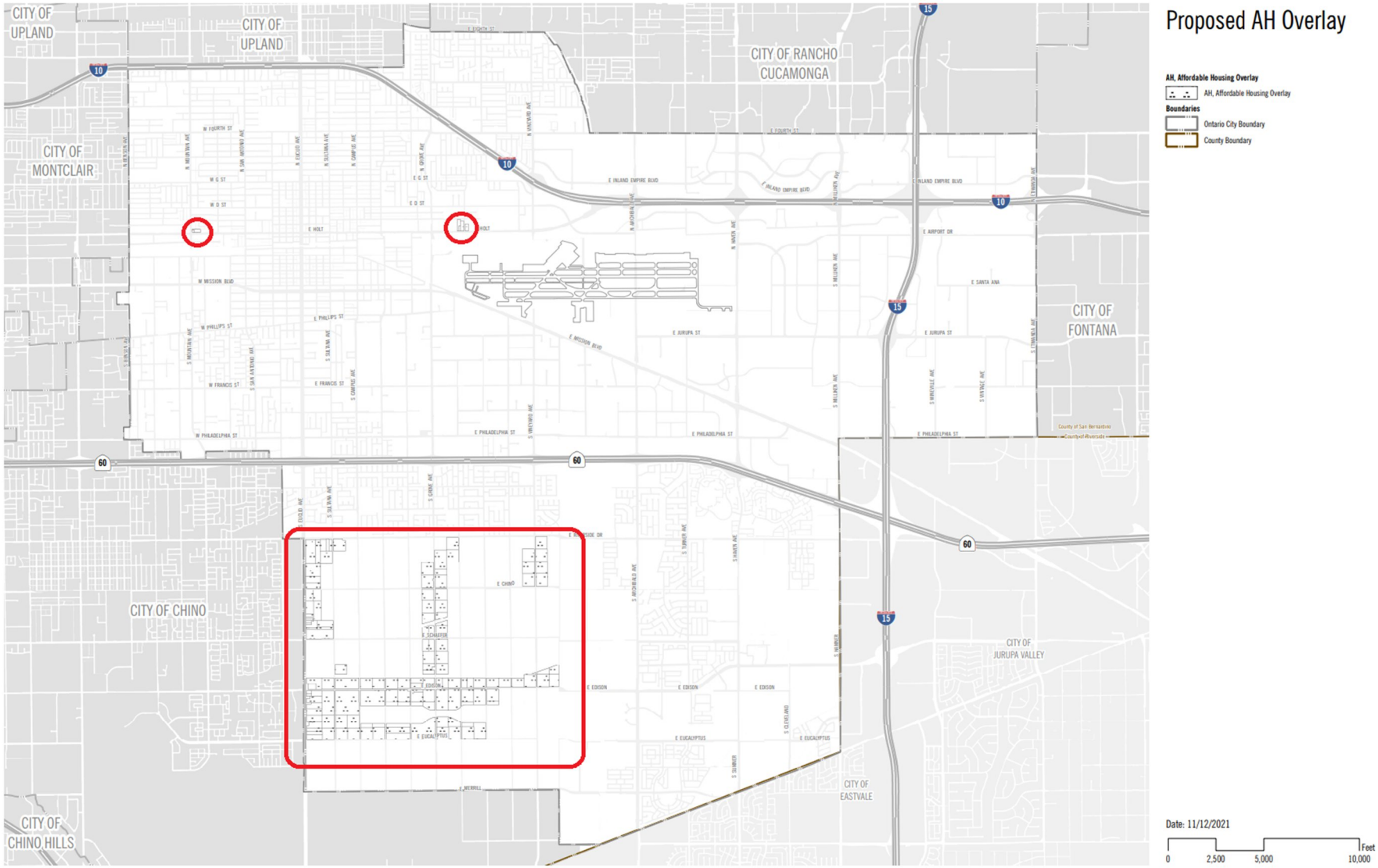
- It removes the specific plan requirement from sites where that would otherwise be required to develop a specific plan;
- It satisfies new state requirements for sites that are part of the rezoning program by:
    - Allowing by-right development of residential projects if 20 percent of units are affordable to lower incomes.
    - Establishing a minimum density of 20 du/ac.
    - It raises the maximum density on MDR zoned sites from 25 to 30 du/ac, if 25 percent of units are affordable to lower incomes.

**PLANNING COMMISSION REVIEW:** On December 20, 2021, the Planning Commission conducted a

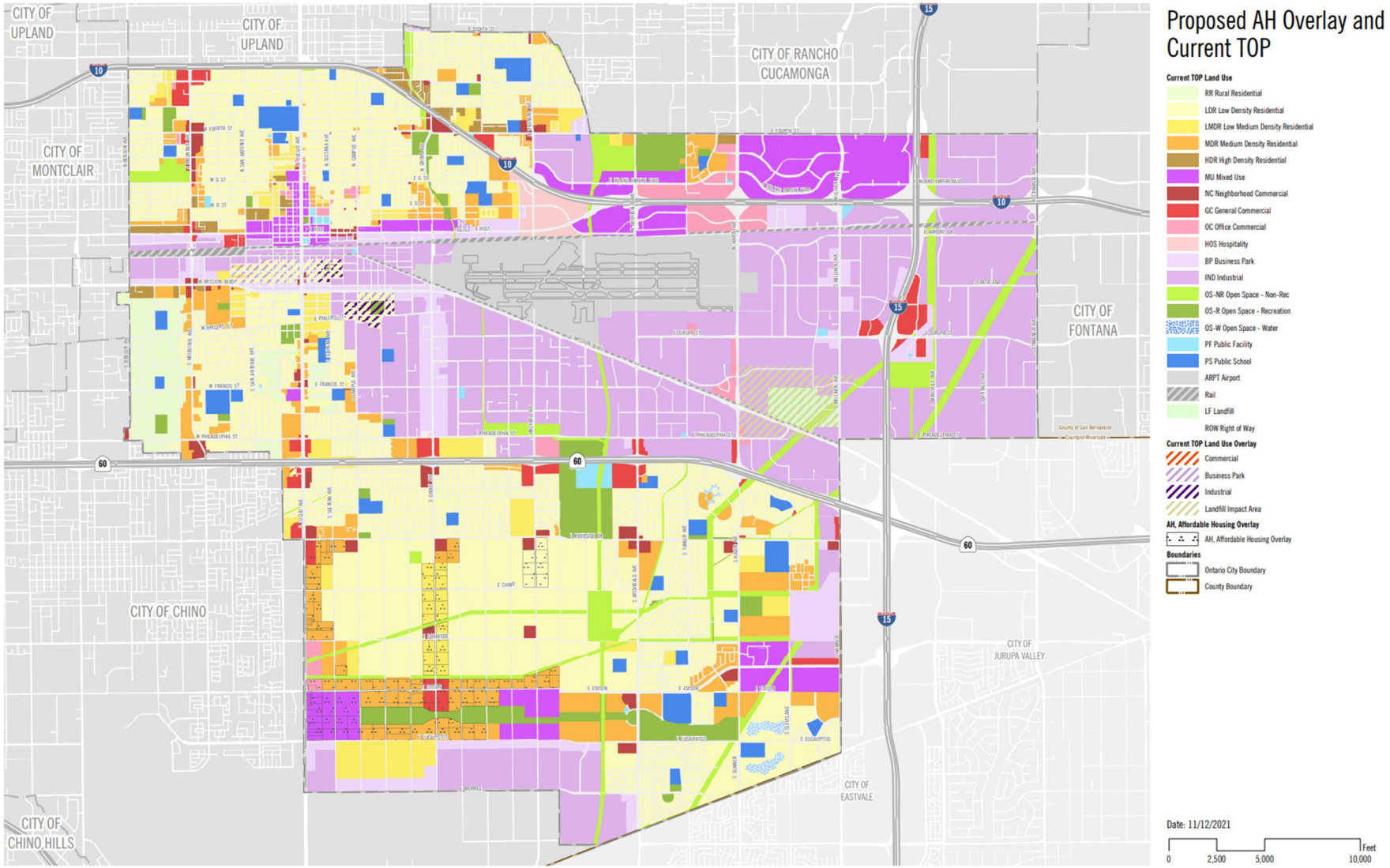
public hearing and voted (6-0) to recommend City Council approval of the Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), the General Plan Amendment, File No. PGPA21-004, the Zone Change, File No. PZC21-002 and the Development Code Amendment File No. PDCA21-001.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were analyzed in the Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, and included as Attachment E to this report. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval, as applicable, and are incorporated herein by this reference.

## *Exhibit A – Proposed AH, Affordable Housing Overlay Locations*



## *Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay*



## *Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay*

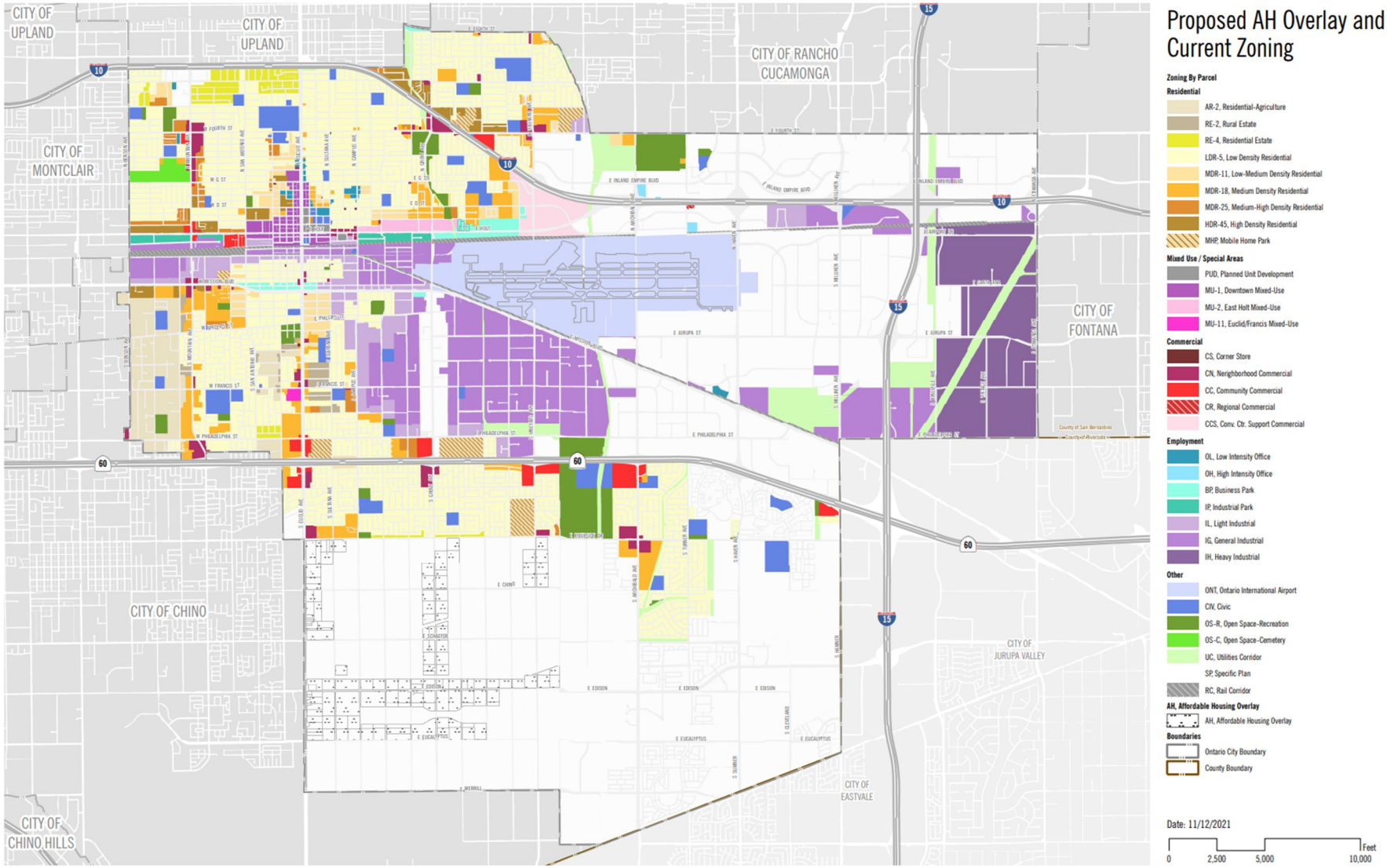


***Exhibit D – Proposed Development Code Amendment***
***Draft DCA Section 6.01.035 (6. AH (Affordable Housing) Overlay District)***

*(Document follows this page)*

Nonconforming Nonresidential Structure) of this Development Code and shall be developed consistent with the standards of the CC zoning district.

**(3)** *New Residential Development.* New residential development, which is proposed consistent with the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan, shall first require a zone change to the HDR-45 zoning district pursuant to Section 4.01.040 (Zone Changes) of this Development Code, and full compliance with the land use requirements, and development standards and guidelines of the HDR-45 zoning district.

**(4)** *Protection of ICC Overlay District Land Use and Development Rights.* All land use and development rights granted by the ICC Overlay District shall be transferable to any future owner(s) of property within the ICC Overlay District, and their assigns.

**6.** AH (Affordable Housing) Overlay District.

**a.** *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

**b.** *Applicability.* The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

**c.** *Definitions.*

**(1)** **Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

**(a)** *Tier 1.* Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**(b)** *Tier 2.* Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**d.** *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of The Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

**(1)** **Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

**(2) Affordable Housing Projects.** Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

**(a)** *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

**(i)** *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use.* Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density.* The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density.* If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

**(ii)** *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

**December 20, 2021**

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**FILE NOS:** PGPA21-004, PZC-21-002, and PDCA21-001

**SUBJECT:** A General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish the following: 1) a Zone Change (File No. PZC21-002) to modify the Zoning Map to establish an AH (Affordable Housing) zoning district; 2) create an Affordable Housing Overlay; and 3) a Development Code Amendment (File No. PDCA21-001) revising section 6.01.035 for the purpose of adding provisions to establish an AH (Affordable Housing) Overlay District. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); **City Initiated. City Council action is required.**

**Applicant:** City of Ontario

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**RECOMMENDED ACTION:** That the Planning Commission take the following actions:

(1) Adopt a resolution recommending the City Council approve the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140);

(2) Adopt a resolution recommending the City Council approve the General Plan Amendment, File No. PGPA21-004, pursuant to the facts and reasons contained in the staff report and attached resolution;

(3) Adopt a resolution recommending the City Council approve the Zone Change, File No. PZC21-002, pursuant to the facts and reasons contained in the staff report and attached resolution; and

| | |
|---|---|
| *Case Planner:* | Thomas Grahn |
| *Planning Director Approval:* | |
| *Submittal Date:* | |

| *Hearing Body* | *Date* | *Decision* | *Action* |
|---|---|---|---|
| *DAB* | N/A | N/A | N/A |
| *PC* | 12-20-21 | Approval | Recommend |
| *CC* | 2-15-22 | | Final |

(4) Adopt a resolution recommending the City Council approve the Development Code Amendment, File No. PDCA21-001, pursuant to the facts and reasons contained in the staff report and attached resolution.

**PROJECT ANALYSIS:** The proposed project is an update to the Housing Element and includes related applications to establish and implement an Affordable Housing Overlay to support the necessary residential densities to achieve the City's Regional Housing Needs Assessment ("RHNA").

(1) General Plan Amendment (File No. PGPA21-004) — This General Plan Amendment includes the Housing Element update to the Policy Plan (general plan) component of The Ontario Plan ("TOP"), addressing State mandates, the 6th Cycle RHNA, and a modification to the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay.

(a) Housing Element Update — The Housing Element is one of the seven mandated elements of the general plan, which each city and county in the State is required to periodically adopt (generally every eight years). The Housing Element is required to adequately plan to meet the existing and projected housing needs of all economic segments of the community. This Housing Element Cycle (6th Cycle) covers the RHNA period from October 15, 2021 through October 15, 2029. The Housing Element is the only element of the general plan reviewed and certified by the State to ensure compliance with State law.

The City of Ontario ("City") has initiated a process to update its Housing Element, one of the elements of the Policy Plan. The proposed 2021–2029 Housing Element Update constitutes a "project" pursuant to CEQA, and therefore, the City prepared an Addendum to The Ontario Plan Environmental Impact Report ("TOP EIR").

(i) Public Participation — The California Government Code requires that local governments make a diligent effort to solicit public participation from all economic segments of the community in the development of the draft Housing Element. The following provides a general timeline describing major milestones in preparing Ontario's draft 2021-2029 Housing Element Update:

- June 14, 2021 – Property Owner Open House – Staff hosted a virtual open house to provide an overview of the TOP 2050 Project and land use designation changes on specific properties as part of the City's housing strategy to fulfill the 6th RHNA Cycle site inventory obligation.

- June 28, 2021 – Community Workshop #1 – Staff hosted a virtual workshop to present the TOP 2050 update, including the City's housing strategy to receive comments, and answer questions from the public.

- July 29, 2021 – Community Workshop #2 – Staff hosted a virtual workshop to facilitate a guided discussion of the environmental justice, community health, and resiliency policies, and share the City's preferred land use plan and housing strategy. The intent of Community Workshop #2 was to further inform the community of policy updates and gather feedback regarding the preferred land use plan.

- August 31, 2021 – In compliance with Senate Bill 18 notification requirements (Tribal Consultation), the City mailed a separate project notice to 16 local tribes identified by the Native American Heritage Commission (NAHC). No consultation requests were received during the requisite 90-day response period.

- October 14, 2021 – City staff posted the Ontario Housing Element 2021-2029 - Public Review Draft on Ontarioplan.org/TOP2050 and submitted the draft to California Department of Housing and Community Development ("HCD") for a 60-day review.

(ii) Regional Housing Needs Assessment (RHNA) — The Southern California Association of Governments ("SCAG") is responsible for oversight of the RHNA process for Southern California, which includes Ontario. For the 2021–2029 RHNA planning period, the City has been allocated 20,854 housing units to accommodate the estimated growth need at various income levels. As required by California law, the Housing Element must identify the City's ability to accommodate this estimated growth through available sites and appropriate zoning. Ontario's 6th RHNA Cycle allocation includes the following:

| City of Ontario 6th Cycle RHNA Allocation by Income Category | |
|---|---|
| **Income Category (Percent of Annual Mean Income)** | **RHNA Allocation** |
| Very Low (31 to 50) | 5,640 |
| Low (51 to 80) | 3,286 |
| Moderate (81 to 120) | 3,329 |
| Above Moderate (121 or more) | 8,599 |
| **Total** | **20,854** |

Source: SCAG 2021

The proposed 2021–2029 Housing Element must demonstrate the City's ability to accommodate the RHNA housing allocation either through production or the availability of properly zoned land that can accommodate additional growth. If adequate sites cannot be identified in the existing zoning, the City is required to rezone sites that can accommodate the remaining need at a minimum density of 30 dwelling units per acre, which is the default density set by HCD. The City is not required to build residential units in order to meet its RHNA allocation, only to identify potential sites and create the framework allowing the market the opportunity to develop these units.

The proposed 2021–2029 Housing Element Update explores opportunities to accommodate the RHNA through current production, entitled units, and the availability of properly zoned land that can accommodate additional growth. The proposed Housing Element Update will further identify and address potential and actual governmental and non-governmental constraints on the development of housing for all income levels.

(iii) State Mandates Included Within the Housing Element Update — The following provides a brief summary of recently adopted State laws that effect and were included in the 2021-2029 Housing Element Update. Their overarching premise is to increase the housing supply within the State by permitting more housing in more places and in greater volume.

- SB 330 Housing Crisis Act: Prohibits the downzoning of any residential property without a corresponding increase in another location. Reduces the length of the entitlement process and provides greater certainty on development standards and fees. The offset upzoning must take place concurrently and provide no net loss in residential capacity.

- SB 35 Streamlined Approval for Housing Projects: Expedites the construction of affordable housing in places were the permitting or construction of housing is slower than compared to the RHNA. If housing production of above moderate RHNA is below the annual target, projects with 10 percent low-income housing are eligible for streamlining. If housing production of low-income RHNA is below the annual target, projects with 50 percent low-income housing are eligible for streamlining.

- SB 166 No Net Loss Zoning: Cities must build or maintain capacity for 100 percent of their RHNA requirement throughout the entire planning period.

- AB 1397 Non-Vacant Sites: Provides for increased scrutiny on the development potential for underutilized sites included in the RHNA land inventory.

- AB 72 Increased HCD Enforcement: HCD may revoke certification and report any violations to the Attorney General on a jurisdictions failure to comply.

- AB 686 Housing Discrimination (Affirmatively Furthering Fair Housing ("AFFH")): Jurisdictions must facilitate deliberate action to address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities.

- AB 167 Housing Accountability Act: Prohibits reducing density, disapproving, or conditioning approvals of a lower/moderate income housing development project or emergency shelter if they comply with zoning and objective development standards.

(iv) 2021-2029 Ontario Housing Element Content — California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.

- Assessment of Fair Housing ("AFH") consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.

- Inventory of resources available to address the City's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.

- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.

- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element.

- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

- The Housing Element encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State. Most importantly, State law requires SCAG to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate

the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

(v) HCD Review — The draft 2021-2029 Housing Element Update was submitted to HCD on October 14, 2021. HCD has 60-days to complete their review of a draft housing element and 90-days to review an adopted housing element. Comments from HCD on the draft Housing Element Update are expected to be received by December 13, 2021, which is after the date of this report being prepared; therefore, staff will provide an oral report on the status of HCD's review comments at the Planning Commission meeting.

(b) Affordable Housing Overlay — The proposed General Plan Amendment also proposes to modify the Policy Plan Land Use Plan (LU-01) to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of the Housing Element. The Affordable Housing Overlay will only apply to those properties identified in Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. As discussed in the RHNA analysis above (see Section (1)(a)(II)), the Affordable Housing Overlay is being established to ensure that there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

(2) Zone Change (PZC-21-002) — The proposed Zone Change will modify the Zoning Map to establish an Affordable Housing Overlay. The purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of Housing Element. The Affordable Housing Overlay will only apply to those properties identified in Exhibits A – Proposed AH, Affordable Housing Overlay and Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

As shown in Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay, the Affordable Housing Overlay will apply to those identified parcels generally located: (1) south of Riverside Drive, (2) along East Holt Boulevard, between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue. As discussed in the RHNA analysis above (see Section (1)(a)(II)), the Affordable Housing Overlay is being established to ensure that

there are adequate sites at sufficient residential densities to meet the City's RHNA housing obligation throughout the planning period.

(3) Development Code Amendment (PDCA21-001) — The Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens. Staff has initiated an alteration to the Development Code that is necessary to establish provisions of the Development Code, which are described below. The proposed changes, as they would appear in the Development Code, are included as Exhibit D (Proposed Development Code Amendment) of this staff report.

The proposed Development Code Amendment will modify Section 6.01.035, by adding Subparagraph C.6 to establish an AH (Affordable Housing) Overlay District. The purpose of the AH (Affordable Housing) Overlay District standards is to facilitate housing opportunities within the City through the implementation of Housing Element. The AH (Affordable Housing) Overlay District will only apply to those properties identified in Exhibit A – Proposed AH, Affordable Housing Overlay, Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay, Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay; and those parcels listed in the Resolution of Approval for PGPA21-004, Attachment A: Housing Element Update, Appendix B: Housing Element Sites Inventory (Parcel List).

Generally, the AH (Affordable Housing) Overlay District will do three things:

(a) It removes the specific plan requirement from sites where there is no existing specific plan.

(b) It satisfies new state requirements for sites that are part of the rezoning program by:

(i) Allowing by-right development of residential projects if 20 percent of units are affordable to lower incomes.

(ii) Establishing a minimum density of 20 du/ac.

(c) It raises the maximum density on MDR zoned sites from 25 to 30 du/ac, if 25 percent of units are affordable to lower incomes.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of TOP. More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy.
- Maintain the Current High Level of Public Safety.
- Operate in a Businesslike Manner.
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies.
- Focus Resources in Ontario's Commercial and Residential Neighborhoods.
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities).
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities.
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony.

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development.

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using TOP as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan).

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers, and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

➢ H2-4 New Model Colony. We support a premier lifestyle community in the Ontario Ranch distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

➢ H2-5 Housing Design. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

➢ H5-2 Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

**Community Economics Element:**

- Goal CE1: A complete community that provides for all incomes and stages of life.

➢ CE1-6 Diversity of Housing. We collaborate with residents, housing providers and the development community to provide housing opportunities for every stage of life; we plan for a variety of housing types and price points to support our workforce, attract business, and foster a balanced community.

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

➢ CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional, and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

- S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

- CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➢ CD2-2 Neighborhood Design. We create distinct residential neighborhoods that are functional, have a sense of community, emphasize livability and social interaction, and are uniquely identifiable places through such elements as:

- A pattern of smaller, walkable blocks that promote access, activity and safety;
- Variable setbacks and parcel sizes to accommodate a diversity of housing types;
- Traffic calming measures to slow traffic and promote walkability while maintaining acceptable fire protection and traffic flows;
- Floor plans that encourage views onto the street and de-emphasize the visual and physical dominance of garages (introducing the front porch as the "outdoor living room"), as appropriate; and
- Landscaped parkways, with sidewalks separated from the curb.

➢ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➢ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➢ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create, and define public and private spaces, and provide shade and environmental benefits.

➢ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

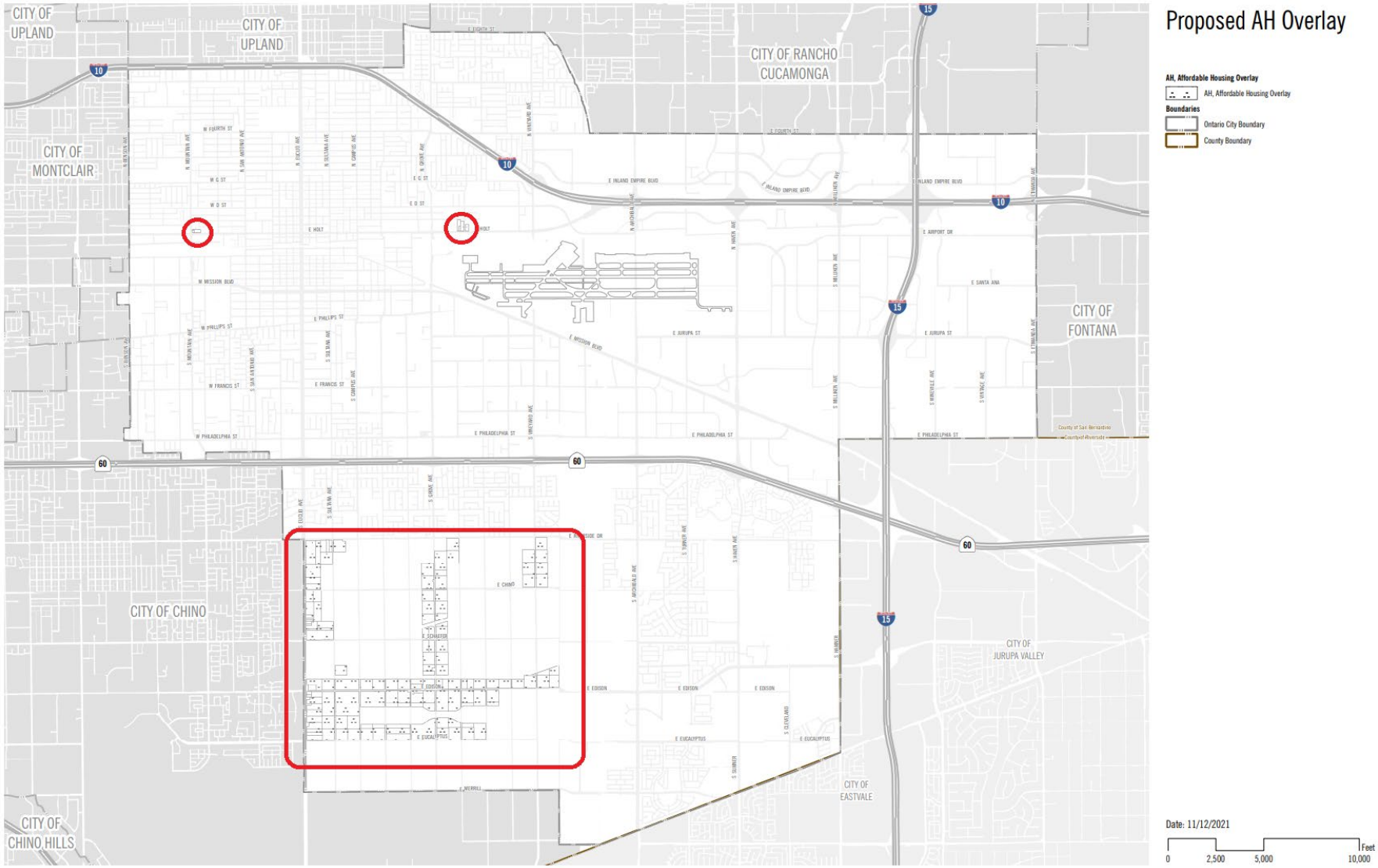
**HOUSING ELEMENT COMPLIANCE**: The proposed 2021-2029 Housing Element Update is mandated by Sections 65580 to 65589 of the California Government Code. State Housing

Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

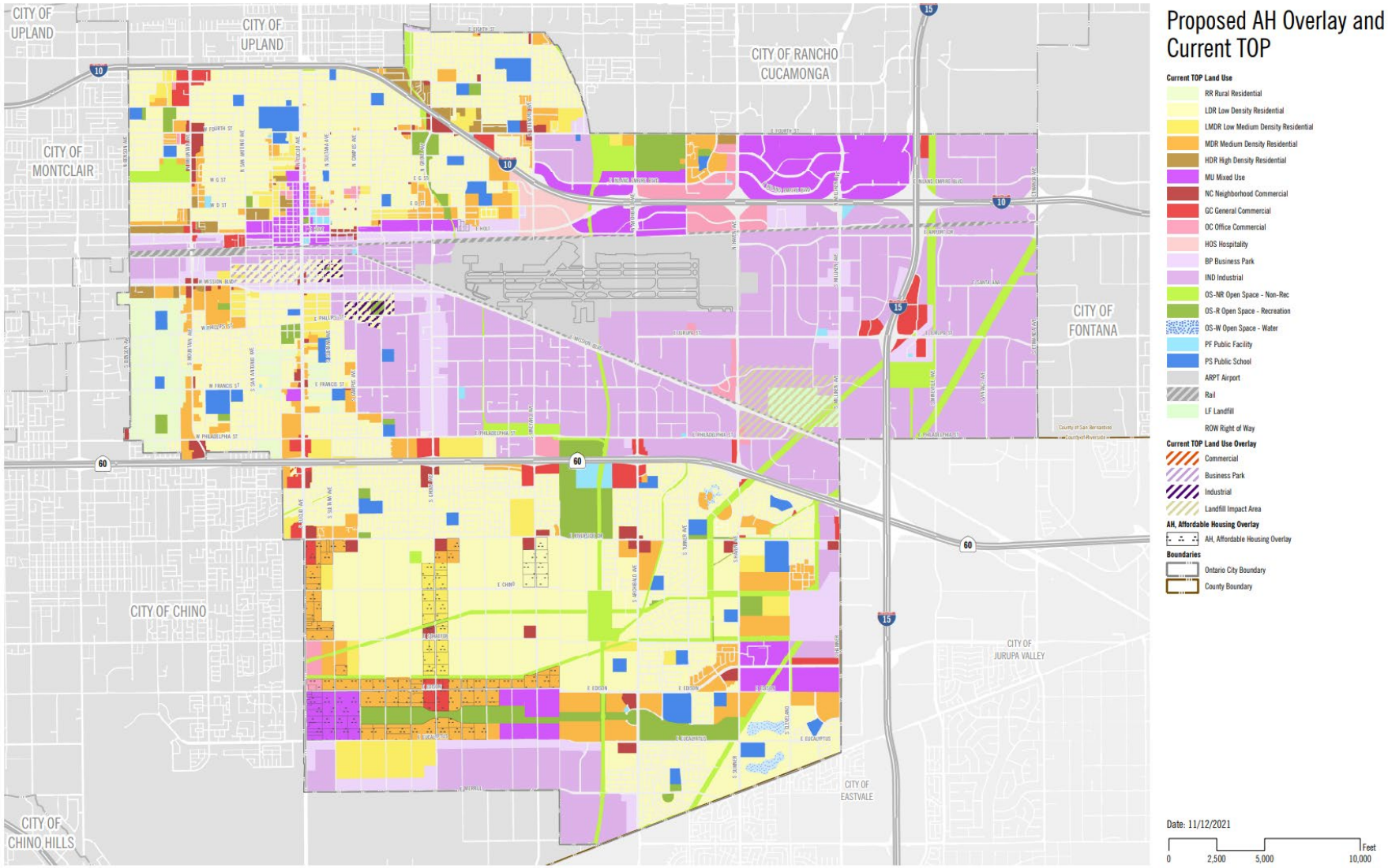
**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The environmental impacts of this project were analyzed in an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File No. PGPA06-001. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures shall be a condition of project approval, as applicable, and are incorporated herein by this reference.

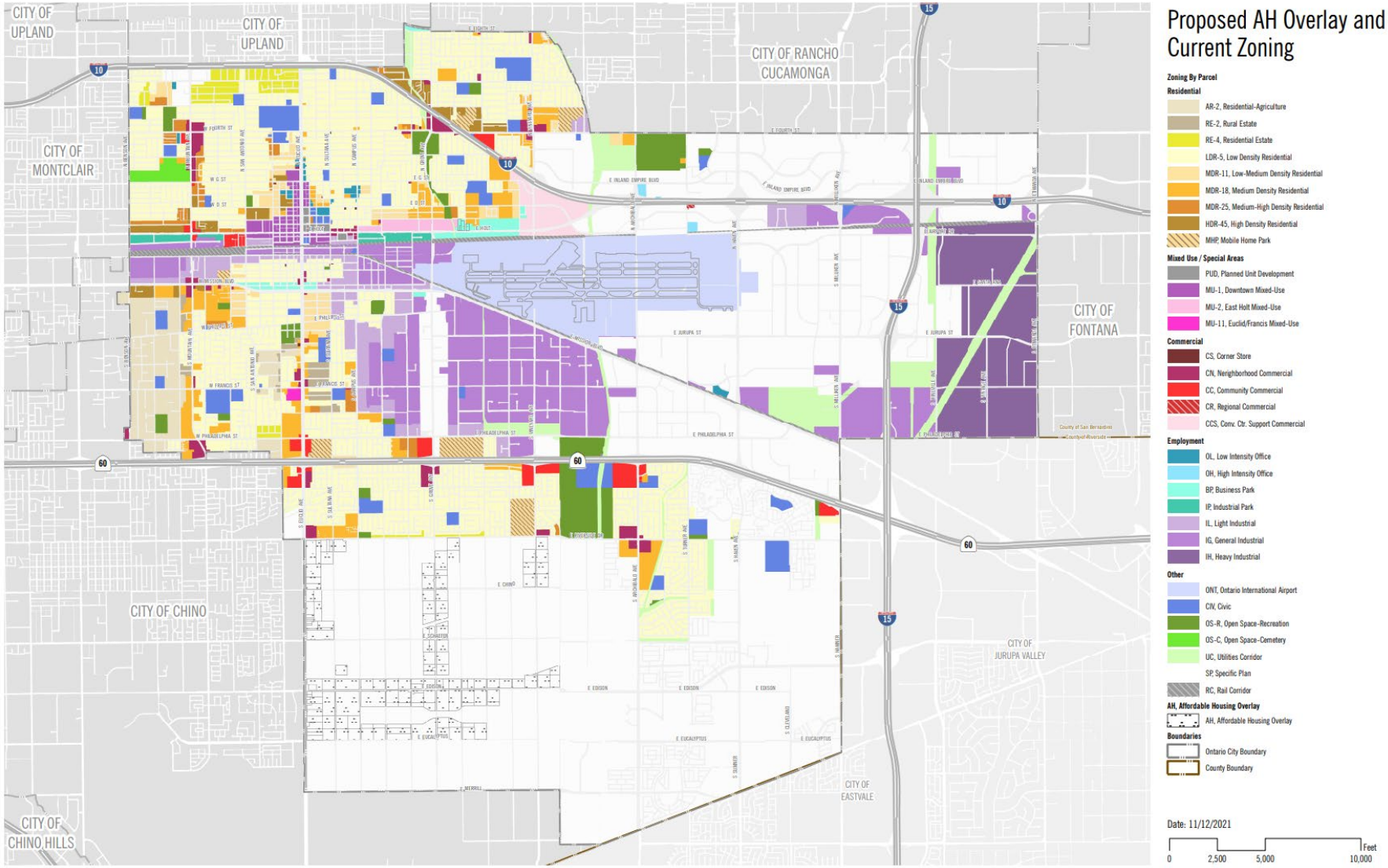
## *Exhibit A – Proposed AH, Affordable Housing Overlay Locations*



## *Exhibit B – Revised LU-01 with AH, Affordable Housing Overlay*



## *Exhibit C – Revised Zoning Map with AH, Affordable Housing Overlay*



## *Exhibit D – Proposed Development Code Amendment*
## *Draft DCA Section 6.01.035 (6. AH (Affordable Housing) Overlay District)*

*(Document follows this page)*

Nonconforming Nonresidential Structure) of this Development Code and shall be developed consistent with the standards of the CC zoning district.

**(3)** *New Residential Development.* New residential development, which is proposed consistent with the Official Land Use Plan (Exhibit LU-01) of the Policy Plan component of The Ontario Plan, shall first require a zone change to the HDR-45 zoning district pursuant to Section 4.01.040 (Zone Changes) of this Development Code, and full compliance with the land use requirements, and development standards and guidelines of the HDR-45 zoning district.

**(4)** *Protection of ICC Overlay District Land Use and Development Rights.* All land use and development rights granted by the ICC Overlay District shall be transferable to any future owner(s) of property within the ICC Overlay District, and their assigns.

**6.** AH (Affordable Housing) Overlay District.

**a.** *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

**b.** *Applicability.* The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

**c.** *Definitions.*

**(1)** **Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

**(a)** *Tier 1.* Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**(b)** *Tier 2.* Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**d.** *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of The Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

**(1)** **Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

**(2) Affordable Housing Projects.** Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

**(a)** *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

**(i)** *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use.* Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density.* The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density.* If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

**(ii)** *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

RESOLUTION NO. PC21-093

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT FOR FILE NOS. PGPA21-004, PZC-21-002, AND PDCA21-001, FOR WHICH AN INITIAL STUDY WAS PREPARED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, CITY OF ONTARIO (hereinafter referred to as "Applicant") has filed an Application for the approval of File Nos. PGPA21-004, General Plan Amendment, PZC-21-002, Zone Change, and PDCA21-001, Development Code Amendment, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, THE ONTARIO PLAN ("TOP") Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010 (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as "EIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the EIR Addendum concluded that implementation of the Project would not propose additional growth that was not evaluated under the 2010 Certified EIR or change the buildout evaluated under the Approved Project, and no substantial changes in circumstances under CEQA Guidelines Section 15162(a)(2) have occurred since the certification of the 2010 EIR that would indicate new significant impacts or substantially increase the severity of significant impacts previously identified and background environmental conditions have not significantly changed since the certification of the 2010 Certified EIR. Additionally, no information that was not known and could not have been known at the time of the 2010 Certified EIR preparation has been revealed that shows new or substantially greater significant impacts would result under Section 15162(a)(3). There are no new or different mitigation measures that would substantially reduce one or more significant impacts of the Approved Project but that are not adopted. The Proposed Project does not identify or require adoption of any further mitigation measures beyond those provided in the Certified EIR; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified EIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the recommending authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the EIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the EIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written

and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report— State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the

Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 and 2, above, the Planning Commission hereby finds that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified EIR, and does hereby approve the EIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 4: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 5: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-093, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# Addendum to The Ontario Plan Environmental Impact Report

*(Addendum to follow this page)*

# ADDENDUM TO THE ONTARIO PLAN EIR FINAL ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NUMBER 2008101140)

# BON VIEW PROJECT

**Prepared For:**

City of Ontario
303 East "B" Street
Ontario, California 91764

**Prepared By:**

Kimley-Horn and Associates, Inc.
3880 Lemon Street, Suite 420
Riverside, CA 92501

December 2021

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# 1 PURPOSE OF THE ADDENDUM

This Addendum has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] Section 21000 et seq.); the CEQA Guidelines (Title 14, California Code of Regulations [CCR] Section 15000 et seq.); and the rules, regulations, and procedures for implementing CEQA as set forth by the City of Ontario (City). The City is the lead agency under the CEQA.

Section 15164(a) of the CEQA Guidelines states that "the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Pursuant to Section 15162(a) of the CEQA Guidelines, a subsequent Environmental Impact Report (SEIR) or Negative Declaration is only required when:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The Ontario Plan (Ontario General Plan [GP]) and Final Environmental Impact Report (Ontario GP EIR) was adopted by the City Council on January 27, 2010.[1] The Ontario GP is intended to guide the City's growth and development. While the document was not created with an expiration timeline, the information used

[1] City of Ontario. (2010). Monthly Activity Report—Actions Month of: January 2010. Page 2. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Monthly-Activity-Reports/january_2010.pdf (Accessed August 19, 2021)

in its creation and goals that were created were based on a 2035 horizon year. Since its certification, the Ontario GP and Ontario GP EIR have been the basis for growth metrics in the City and act as the guidelines for continued development within the City. The Ontario Plan includes six components which create a more comprehensive guideline.

1. **The Vision Component** provides a broad outlook at the City's character and the ideal direction of future growth. This component outlines the intention of the Ontario GP and the foundational concepts necessary for the creation of a prosperous community. These concepts include dynamic balance, a prosperous economy, distinctive development, and recognized leadership.

2. **The Governance Manual** contextualizes the Ontario GP as a business plan for the City. It explains how The Ontario Plan is a tool for decision making and communication.

3. **The Policy Plan** states long-term goals, principles, and policies for achieving Ontario's Vision. This component acts as the direct guide for continued growth and development within the City and fully defines each aspect of life within the City. The policy plan addresses each aspect of life within the City through seven elements:

    a. Land Use
    b. Community Design
    c. Community Economics
    d. Environmental Resources
    e. Safety
    f. Social Resources
    g. Mobility

4. **The City Council Priorities** consist of short term actions and objectives considered by the current City council. These goals span a single fiscal year with the current set of goals to be implemented in the 2020/2021 fiscal year.

5. **Implementation** describes the methods that the City intends to use in order to fully realize the goals of the Ontario GP. These methods include the formation of partnerships with other public or private entities and the adoption of master plans for physical developments or service systems including capital improvement programs and recreation master plans. Other methods relied upon to implement the City's goals include the creation of city initiatives, the consistent continuation of operational programs, and the facilitation of development projects.

6. **Tracking and Feedback** includes a system for public employees and private residents to adequately communicate with City departments and provide transparency in City operations.

# 2 DESCRIPTION OF PROPOSED PROJECT

## 2.1 Project Setting and Location

The Project site is located in the western portion of the City on the west side of Bon View Avenue approximately 130 feet north of the northwest corner of the intersection of Cedar Street and Bon View Avenue. **Exhibit 1, Regional Location Map** and **Exhibit 2, Project Vicinity Map** show the Project's location within the overall City as well as the Project's location within the surrounding community, respectively. Regional access to the site would be via California State Highway 60 (CA-60) approximately 0.5 miles south of the Project site with the nearest exit/entrance ramp located approximately 0.7 miles southeast of the Project, at CA-60's intersection with Grove Avenue.

The Project would occupy a 7.47 net acre site within the City and includes the following fifty-five (55) Assessor Parcel Numbers (APNs): 1050-441-05, 1050-441-09, 1050-441-11 through -62, and 1050-441-73. Note: The following APNs are condominium units via a previously recorded condominium plan, which will be removed prior to the Project's construction commencement: 1050-441-11 through -62.

**Table 1: Assessor Parcel Numbers**

| | | | | | | |
|---|---|---|---|---|---|---|
| 1050-441-05 | 1050-441-09 | 1050-441-11 | 1050-441-12 | 1050-441-13 | 1050-441-14 | 1050-441-15 |
| 1050-441-16 | 1050-441-17 | 1050-441-18 | 1050-441-19 | 1050-441-20 | 1050-441-21 | 1050-441-22 |
| 1050-441-23 | 1050-441-24 | 1050-441-25 | 1050-441-26 | 1050-441-27 | 1050-441-28 | 1050-441-29 |
| 1050-441-30 | 1050-441-31 | 1050-441-32 | 1050-441-33 | 1050-441-34 | 1050-441-35 | 1050-441-36 |
| 1050-441-37 | 1050-441-38 | 1050-441-39 | 1050-441-40 | 1050-441-41 | 1050-441-42 | 1050-441-43 |
| 1050-441-44 | 1050-441-45 | 1050-441-46 | 1050-441-47 | 1050-441-48 | 1050-441-49 | 1050-441-50 |
| 1050-441-51 | 1050-441-52 | 1050-441-53 | 1050-441-54 | 1050-441-55 | 1050-441-56 | 1050-441-57 |
| 1050-441-58 | 1050-441-59 | 1050-441-60 | 1050-441-61 | 1050-441-62 | 1050-441-73 | |

The Project site is currently disturbed and developed with industrial uses and other improvements. The northern portion of the Project site contains two multi-tenant industrial buildings and surface lot improvements. The northeastern portion of the Project site includes three driveways connecting to Bon View Avenue. The remainder of the northern portion of the Project site consists of maintained grasses.

The southern portion of the Project site (APN 1050-441-05) contains four buildings, four shed structures, and one driveway connecting to Bon View Avenue. A residential building is located in the southeast corner of the Project site beside a large, shed structure. The southern portion of the Project, beside the residential property, is fully paved and used for parking and outdoor storage. Some trees are also present in both the northern and southern portions of the Project site.

Surrounding land uses include:

**North/Northwest:** Five (5) industrial warehouse buildings.

**South:** Non-Conforming residential building with ancillary industrial truck parking/outdoor storage

**East:** Bon View Avenue and two warehouse buildings.

**West:** Four (4) warehouse buildings.

The Project site's General Plan land use and zoning designations are as follows:

- General Plan Land Use: Industrial[2]
- Zoning: General Industrial (IG), Light Industrial (IL)[3]

While all the Project parcels have a General Plan land use designation of Industrial, only APN 1050-441-05 is zoned as Light Industrial (IL), while the remaining parcels are zoned General Industrial (IG).

## 2.2 Project Description

The Project proposes the development of one 174,603 square foot (sf) warehouse building containing 170,103 sf of refrigerated warehouse space and approximately 4,500 sf of two-story office space in the southeast corner of the proposed building. The Project site would have a floor area ratio (FAR) of 0.54 (0.55 FAR is the maximum allowed in Industrial land use areas) and the proposed building would have an approximate building height of 45' (maximum of 55' permitted). Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the Project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue. The Project is speculative in nature; the end user, their use of the potential refrigerated warehouse space, and their hours of operation are unknown at this time. However, to be conservative, it has been assumed that the building would operate 24 hours per day/7 days per week for the Addendum's Health Risk Assessment (Appendix C) referenced herein. **Exhibit 3, Conceptual Site Plan**, **Exhibit 4.1, Elevations,** and **Exhibit 4.2, Conceptual Elevations** visualizes the proposed Project's dimensions and planned improvements.

### 2.2.1 Access

**Regional**

Regional access to the Project site is provided via CA-60, approximately 0.5 mile south of the Project site, with exits at Grove Avenue and Euclid Avenue.

**Local**

Local access to the Project site is provided via Bon View Avenue which is an 88' Right of Way (ROW) collector street that trends in a north-south direction.

[2] City of Ontario. 2010. Exhibit LU-01 Land Use Plan. https://www.ontarioplan.org/wp-content/uploads/sites/4/2021/05/TOPLUP_Map24x3610_6_20210524_V_1.pdf (accessed August 2021).

[3] City of Ontario. Rev. 2021. Zoning Map. https://www.ontarioca.gov/sites/default/files/Ontario-Files/Planning/Documents/Zoning%20Map/Zoning_20210212.pdf (accessed August 2021).

**Project Site**

Project site main ingress and egress driveway would be provided via one 40-foot wide driveway (north) and one 30' – 6" wide driveway (south) located along the eastern border of the site along Bon View Avenue. The driveways would connect directly to Bon View Avenue and allow full access movement for both vehicles and trucks.

### 2.2.2 Parking

The Project would include the provision of 100 standard 9'x18' stalls and 19 12'x45' trailer parking stalls. Per City requirements, the Project is required to provide 98 standard stalls and six trailer stalls, and as such, provides sufficient parking.

### 2.2.3 Landscaping

The Project is anticipated to landscape approximately 10.14 percent (32,529 sf) of the Project site, which is greater than the minimum required 10 percent (32,529 sf) as required by the Ontario Development Code. For additional detail, please refer to **Exhibit 5, Conceptual Landscape Plan**.

### 2.2.4 Site Excavation and Grading Activities

The Project site is flat, sloping gently downward from north to the south and west to east, with change in ground surface elevation from approximately 872 feet to 864 feet. The soil cut would be 26,606 cubic yards (cy) and fill would also be 26,606 cy. As such, the Project site is anticipated to balance on-site and no need for soil import or export is anticipated; refer to **Exhibit 6, Conceptual Grading Plan**.

### 2.2.5 Site Drainage

There are five (5) onsite catch basins which convey stormwater via 12"-18" high-density polyethylene (HDPE) pipes into 206 underground infiltration chambers to treat the stormwater. Depending on the size of the storm event, the stormwater is either (1) entirely conveyed into the storm chambers where it is treated by percolating into the soil, or (2) the 85$^{th}$ percentile percolates into the soil with the excess being discharged directly onto Bon View Avenue (there is no existing public storm drain to tie-into) through two (2) 4'-5' parkway drains; refer to **Exhibit 6, Conceptual Grading Plan**.

## 2.3 Construction Schedule

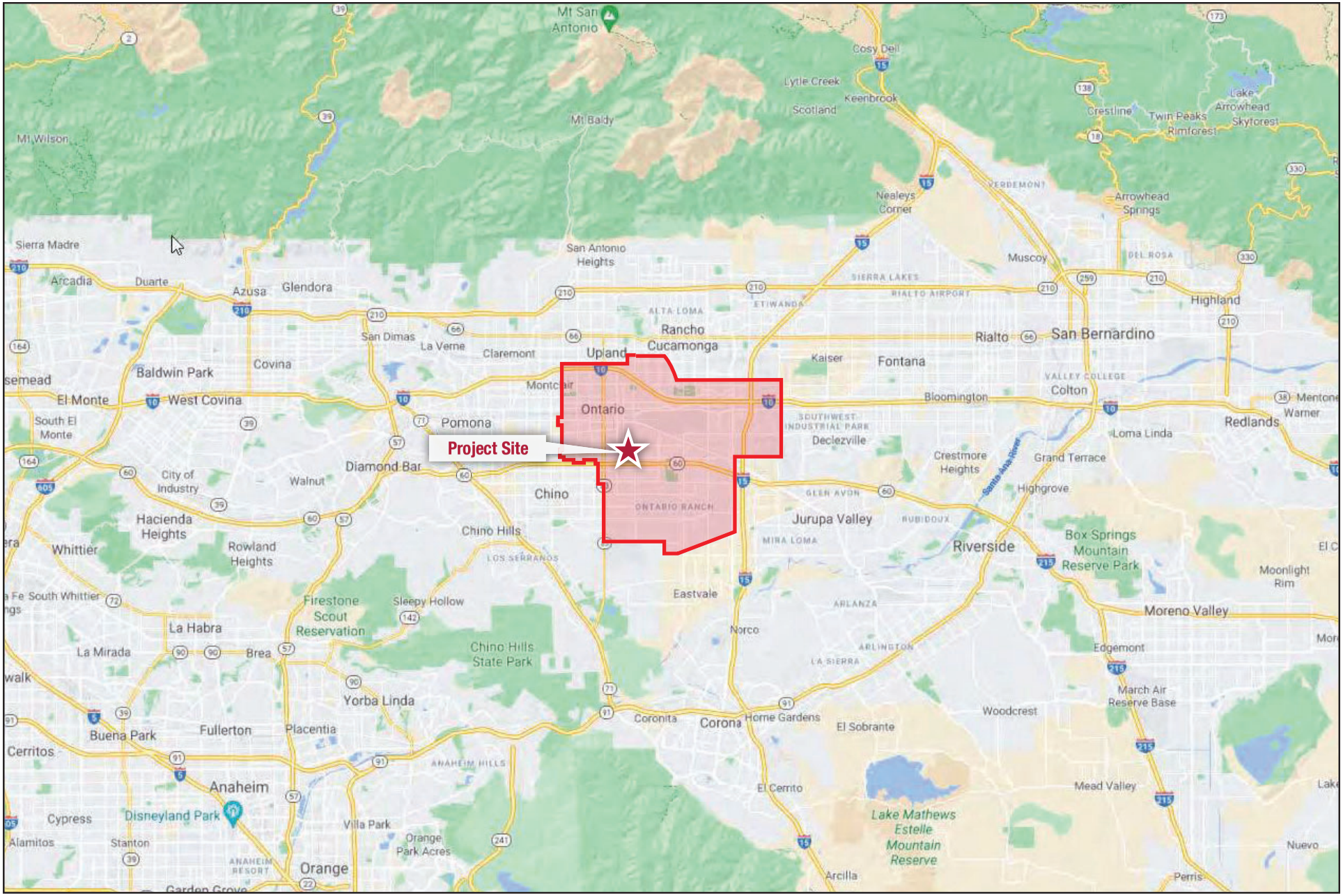
Construction is anticipated to begin in July 2022 and is anticipated to require nine (9) months, concluding in April 2023 (est.).

## 2.4 Project Approvals

The City is the Lead Agency as set forth in CEQA Statute Section 21067 and is responsible for reviewing and approving the Addendum to The Ontario Plan Ontario GP EIR. In addition to the Addendum, the City will consider the following discretionary approvals for the Project:

- **Development Plan** - Design of the proposed site and building improvements.

- **Lot Line Adjustment (LLA)** - Consolidation of three (3) parcels (currently 55 APN's due to an existing, recorded condominium plan that is to be removed prior to the Project's construction commencement) into one parcel.
- **Zone Change** – Rezone of southerly parcel totaling ±2.90 net acres (APN No. 1050-441-05) from Light Industrial (IL) to General Industrial (IG) to remove the existing "split" zoning on the Project site.
- **Certificate of Appropriateness** – Analysis of the approx. 1,008 square foot building located at 1948 S. Bon View Avenue (APN No. 1050-441-05) as a historic resource, and the required treatment thereof.



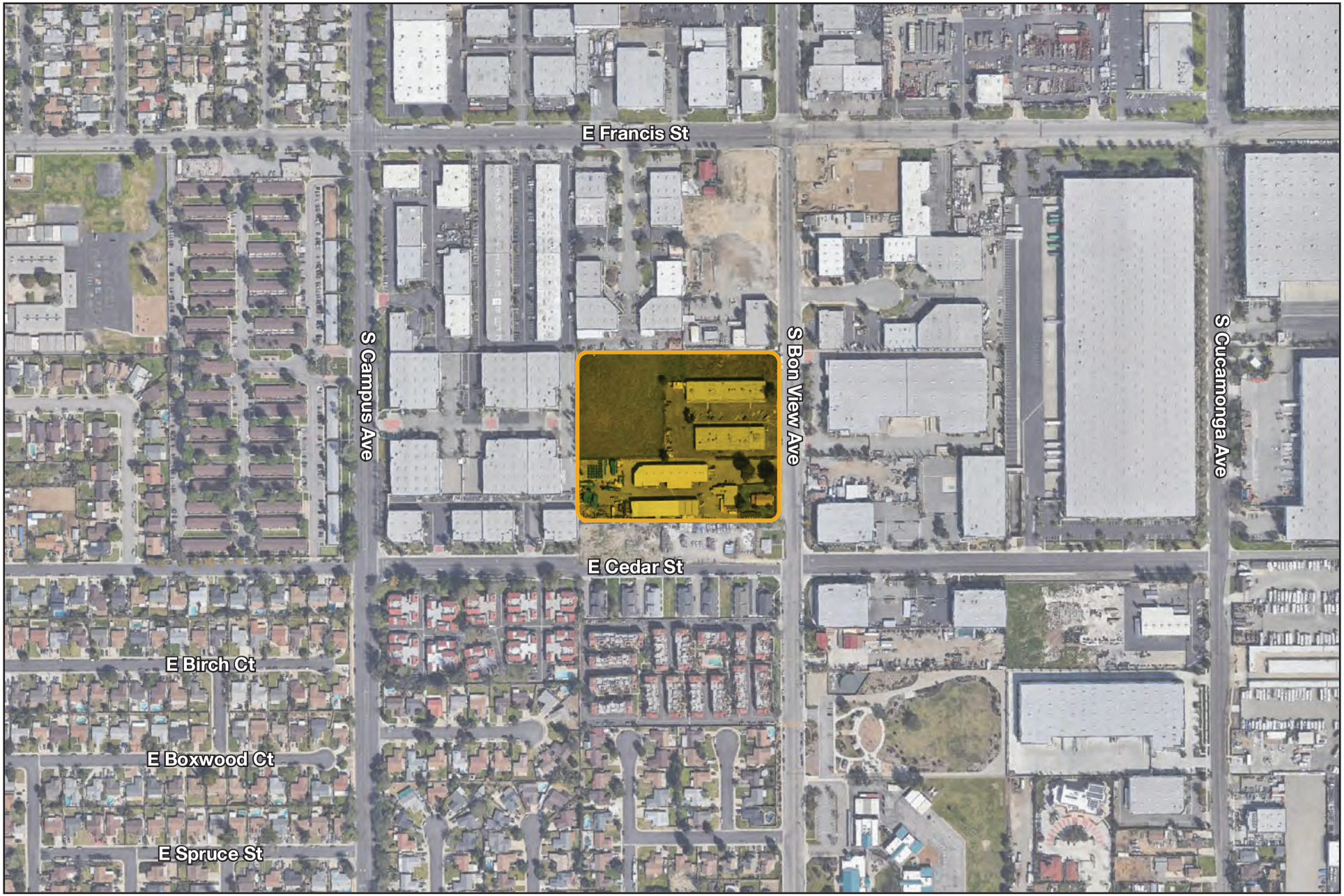

*Source: Google Maps*

**Exhibit 1:** Regional Location Map
***Bon View Project***
*City of Ontario*

Not to scale

Kimley»Horn

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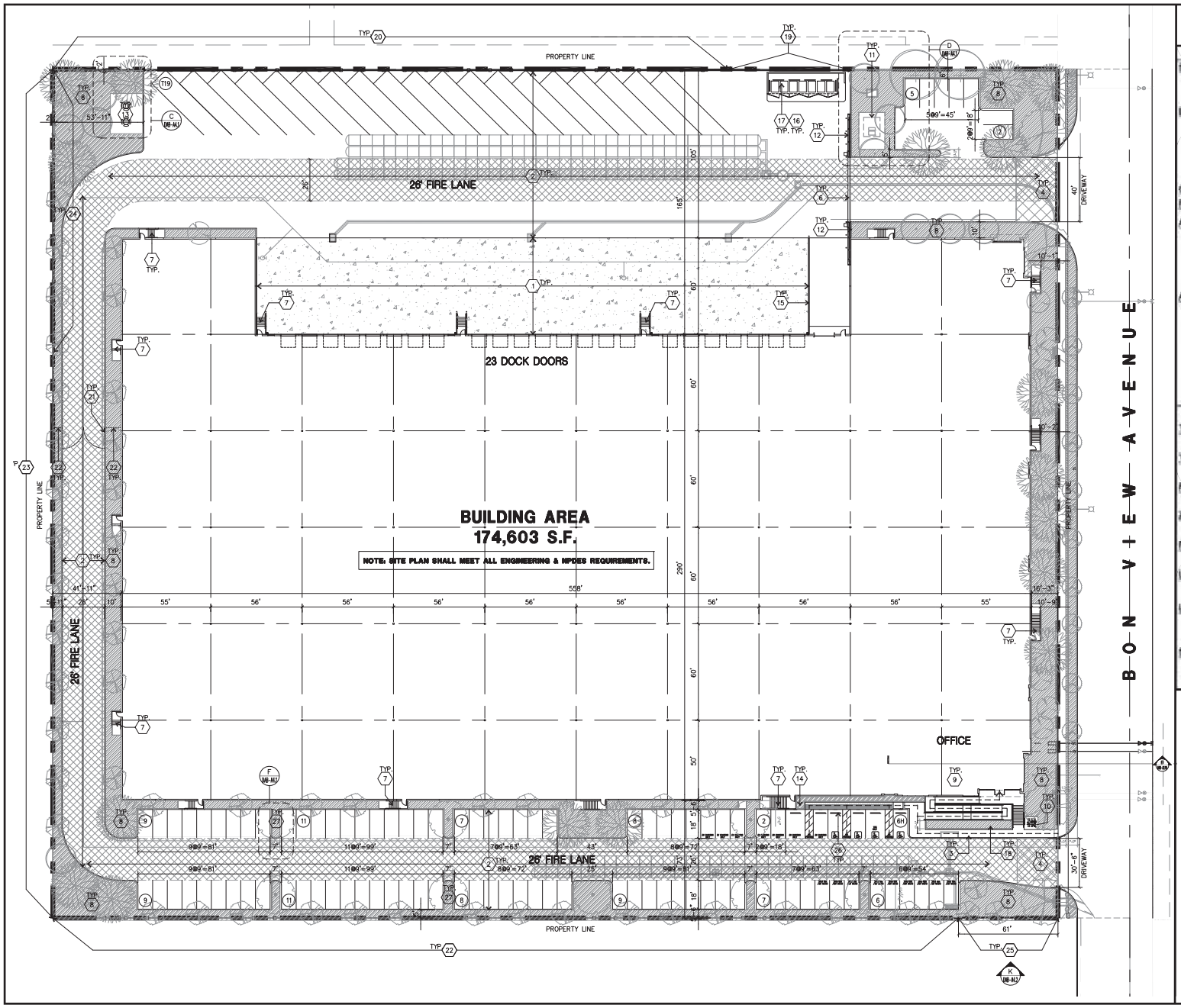

*Source: Google Earth*

**Exhibit 2:** Project Vicinity Map
***Bon View Project***
*City of Ontario*

Not to scale

Kimley»Horn

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## PROJECT INFORMATION

| | BLDG 1 |
|---|---|
| **SITE AREA (GROSS & NET)** | |
| In s.f. | 325,286 s.f. |
| In acres | 7.47 ac |
| **BUILDING AREA** | |
| Office - 1st floor | 2,606 s.f. |
| Office - 2nd floor | 1,894 s.f. |
| Warehouse | 170,103 s.f. |
| TOTAL | 174,603 s.f. |
| **COVERAGE** | 53.1% |
| **FLOOR AREA RATIO** | 0.54 |
| **AUTO PARKING REQUIRED** | |
| Office: 1/250 s.f. (if exceed 10% of GFA) | n/a stalls |
| White 1st 20K @ 1/1,000 s.f. | 20 stalls |
| above 20K @ 1/2,000 s.f. | 77 stalls |
| TOTAL | 97 stalls |
| **AUTO PARKING PROVIDED** | |
| Standard (9' x 18') | 80 stalls |
| Van Accessible (12' x 18') | 1 stalls |
| Standard Accessible (9' x 18') | 3 stalls |
| Future Van Accessible EV (12' x 18') | 1 stalls |
| Future Standard Accessible EV (9' x 18' | 1 stalls |
| Future Standard EV (9' x 18') | 5 stalls |
| Clean Air Vehicle (9' x 18') | 9 stalls |
| Total | 100 stalls |
| **TRAILER PARKING REQUIRED** | |
| 1 per 4 dock doors | 6 stalls |
| **TRAILER PARKING PROVIDED** | |
| Trailer (12' x45') | 19 stalls |
| **MAXIMUM FLOOR AREA RATIO** | |
| FAR - .55 | |
| **ZONING ORDINACE FOR CITY** | |
| Zoning - General Industrial (IG) & Light Industrial (IL) | |
| **MAXIMUM BUILDING HIGHT ALLOWED** | |
| Height - 55' | |
| **LANDSCAPE REQUIREMENT** | |
| 10% of Interior Lot | 32,529 s.f. |
| **LANDSCAPE PROVIDED** | |
| In s.f. | 32,995 s.f. |
| Percentage | 10.14% |
| **SETBACKS** | |
| Building | Landscape |
| Bon View Ave - 10' (Collector) | 10' |

**Exhibit 3:** Conceptual Site Plan

*Bon View Project*

*City of Ontario*

Not to scale

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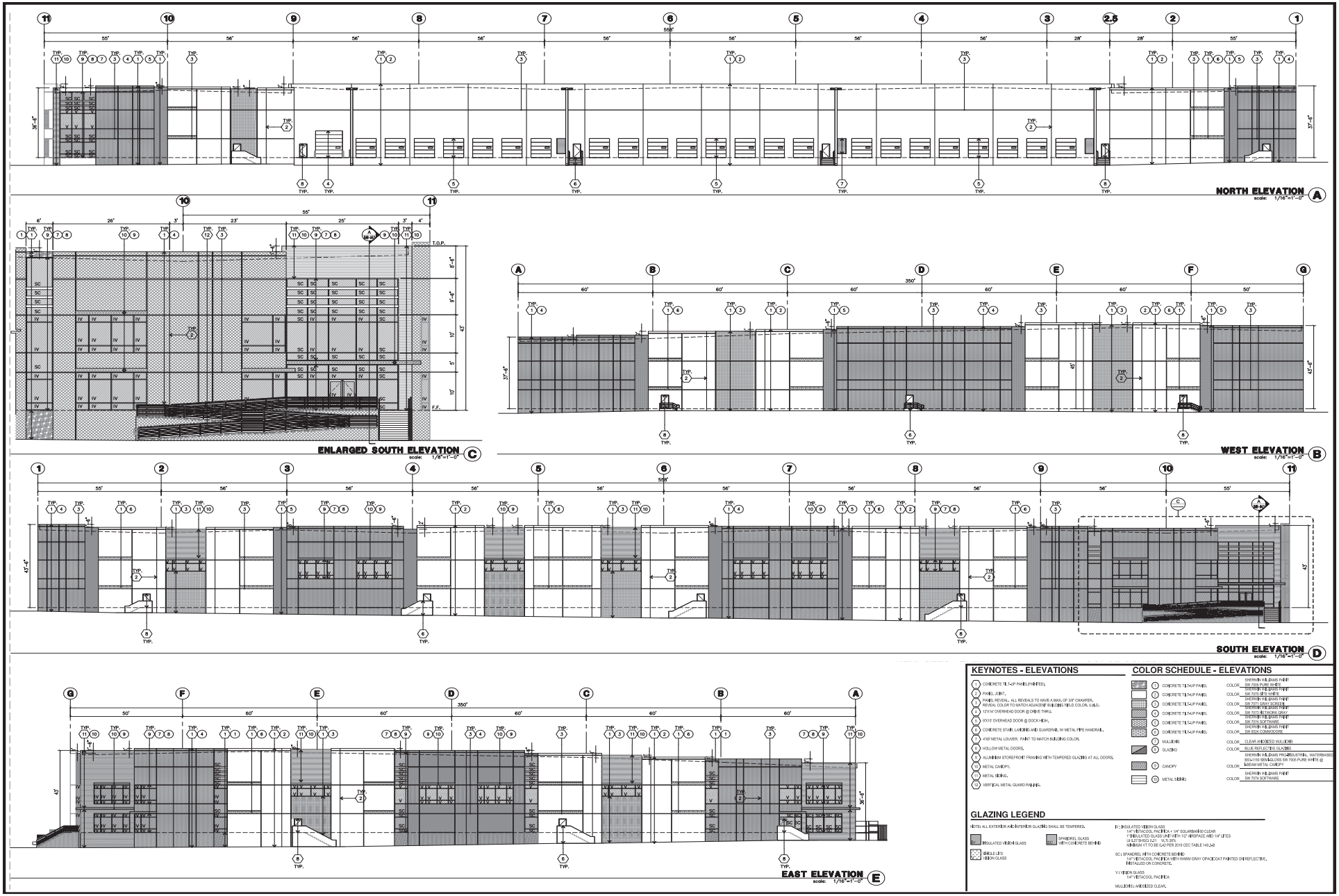



**Exhibit 4.1:** Elevations

*Bon View Project*

*City of Ontario*

Not to scale

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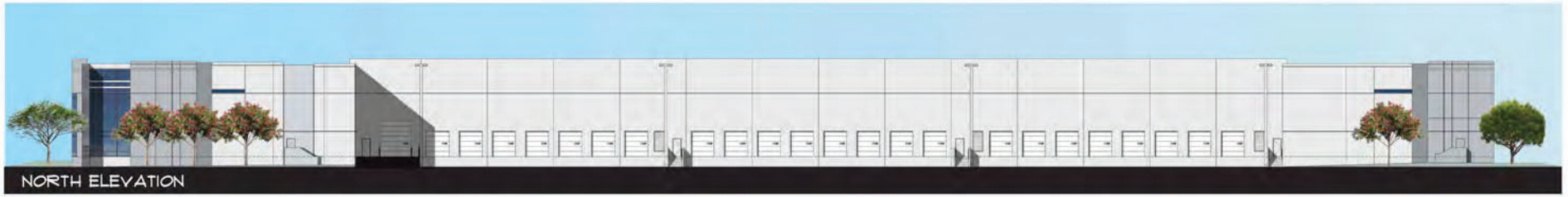












**Exhibit 4.2:** Conceptual Elevations

*Bon View Project*

*City of Ontario*

Not to scale

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## PLANTING LEGEND

**TREES**

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | QTY | WUCOLS | REMARKS |
|---|---|---|---|---|---|
| | Heteromeles arbutifolia<br>Toyon | 15 Gal<br>24" Box | 3<br>7 | L | Multi |
| | Koelreuteria bipinnata<br>Chinese Flame Tree | 48" Box | 4 | M | Multi |
| | Cercis c. 'Forest Pansy'<br>Eastern Red Bud | 48" Box<br>36" Box | 1<br>6 | M<br>M | Standard<br>Standard |
| | Pistachia chinensis<br>Chinese Pistache | 24" Box | 8 | M | Standard |
| | Podocarpus gracilior<br>YewPine | 24" Box | 8 | L<br>L | Multi<br>Multi |
| | Platanus racemosa<br>California Sycamore | 36" Box<br>24" Box | 4<br>13 | M<br>M | Multi<br>Multi |
| | Tristania conferta<br>Brisbane Box | 15 Gal<br>24" Box | 25<br>28 | M | Standard |
| | City Street Tree<br>Quercus lomentella | 24" Box | 10 | M | Standard |

**SHRUBS**

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | WUCOLS | REMARKS |
|---|---|---|---|---|
| | Arbutus unedo<br>Strawberry Tree | 5 Gal | L | |
| | Cistus sp.<br>Rock Rose | 5 Gal | L | |
| | Dietes bicolor<br>Fortnight Lily | 5 Gal | M | |
| | Ligustrum j. 'Texanum'<br>Texas Privet | 5 Gal | M | Screening |
| | Acca sellowiana<br>Pineapple Guava | 5 Gal | M | Screening |
| | Rhamnus californica<br>Coffeeberry | 5 Gal | L | Screening |
| | Rhaphiolepis i. 'Clara'<br>Indian Hawthorn | 5 Gal | M | |
| | Salvia greggii<br>Autumn Sage | 5 Gal | L | |
| | Westringia fruticosa<br>Coast Rosemary | 5 Gal | L | Screening |
| | Agave villmoriniana<br>Agave | 15 Gal | L | |
| | Aloe petricola<br>Stone Aloe | 5 Gal | L | |
| | Dasylirion wheeleri<br>Desert Spoon | 5 Gal | L | |
| | Hesperaloe parviflora<br>Red Yucca | 5 Gal | L | |
| | Agave 'Blue Glow'<br>Blue Glow Agave | 5 Gal | L | |

**GROUNDCOVER**

| SYMBOL | BOTANICAL/COMMON NAME | SIZE | SPACING | WUCOLS |
|---|---|---|---|---|
| | Baccharis pilularis 'Pigeon Point'<br>Coyote Brush | 1 Gal | 24" O.C. | L |
| | Carex pansa<br>Cluster Field Sedge | 1 Gal | 24" O.C. | L |
| | Rosmarinus o. 'Huntington Carpet'<br>Huntington Carpet Rosemary | 1 Gal | 36" O.C. | L |
| | Muhlenbergia rigens<br>Deer Grass | 1 Gal | 36" O.C. | L |
| | Acacia r. 'Low Boy'<br>Low Boy Acacia | 1 Gal | 6' O.C. | L |

**Exhibit 5:** Conceptual Landscape Plan

*Bon View Project*

*City of Ontario*

Not to scale

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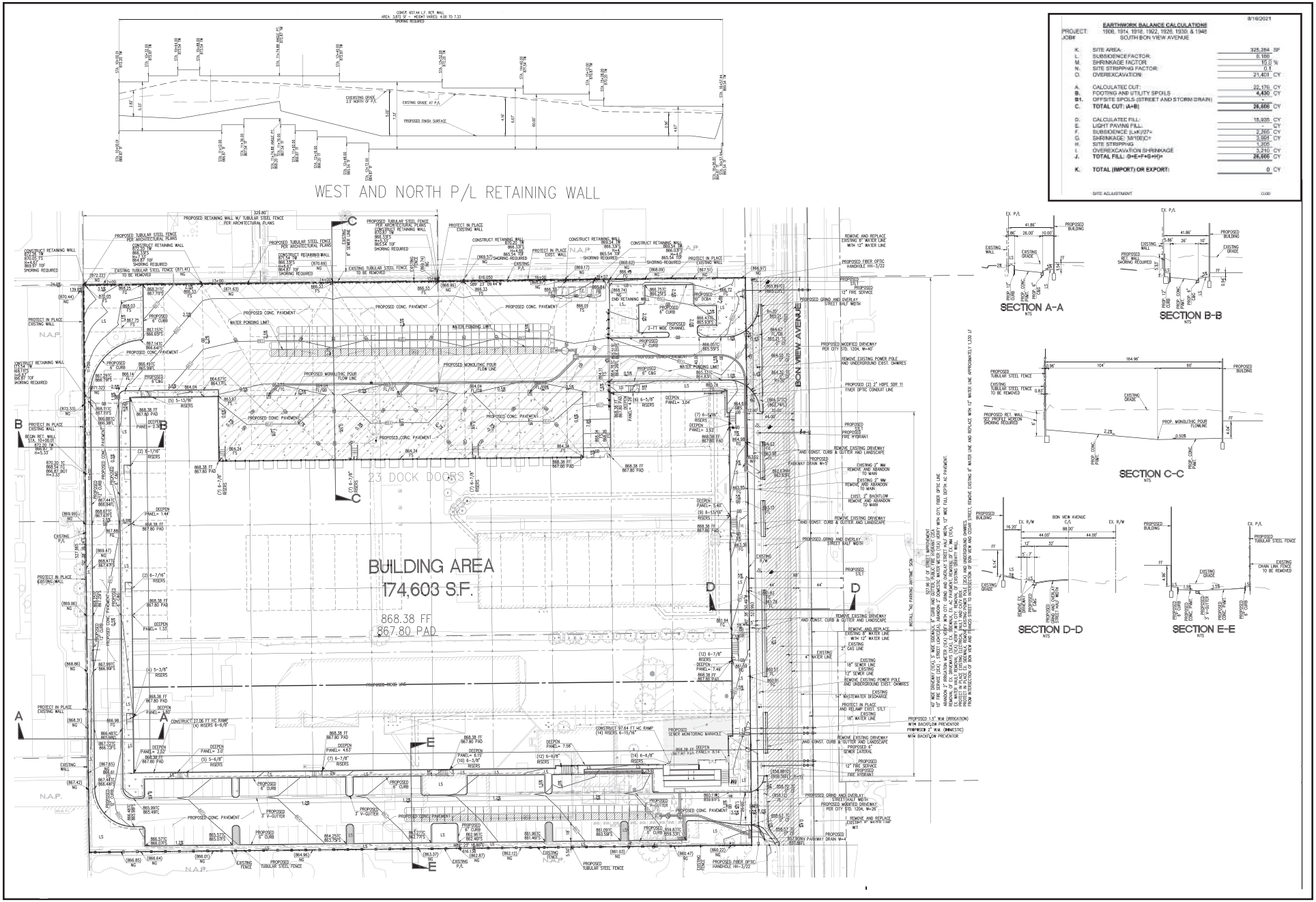



**Exhibit 6:** Conceptual Grading Plan

*Bon View Project*

*City of Ontario*

Not to scale

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# 3 THE ONTARIO PLAN EIR ENVIRONMENTAL IMPACT ANALYSIS SUMMARY

The environmental impact findings of the Ontario GP EIR are summarized below.

**No Impact**: The Ontario GP EIR determined that no impact would occur with respect to the following environmental topic areas below. These impacts were included in the Ontario GP EIR's "Effects Found Not To Be Significant (EFNTBS)" section (Section 8.0 of the Draft EIR).

- Aesthetics (EFNTBS I(b));
- Hazards and Hazardous Materials (EFNTBS VII(f)); and
- Noise (EFNTBS XI(f)).

**Less Than Significant Impact**: The Ontario GP EIR identified less than significant impacts in the following environmental topic areas:

- Aesthetics (Impacts 5.1.1 through 5.1.3);
- Air Quality (Impact 5.3-4);
- Biological Resources (Impacts 5.4-1 through 5.4-5);
- Cultural Resources (Impact 5.5-3);
- Geology and Soils (Impacts 5.7-1 through 5.7-3);
- Hazards and Hazardous Materials (Impacts 5.8-1 through 5.8-6);
- Hydrology and Water Quality (Impacts 5.9-1 through 5.9-6);
- Land Use and Planning (Impacts 5.10-1 through 5.10-3);
- Mineral Resources (Impact 5.11-1);
- Population and Housing (Impacts 5.13-1, 5.13-2);
- Public Services (Impacts 5.14-1 through 5.14-4);
- Recreation (Impacts 5.15-1, 5.15-2);
- Transportation/Traffic (Impacts 5.16-2 through 5.16-5); and
- Utilities and Service Systems (Impacts 5.17-2 through 5.17-5).

**Less Than Significant Impact with Incorporation of Mitigation**: The Ontario GP EIR identified impacts that could be mitigated to less than significant levels with incorporation of mitigation measures in the following environmental topic areas:

- Cultural Resources (Impact 5.5-2);
- Noise (Impact 5.12-4); and
- Utilities and Service Systems (Impact 5.17-1).

**Significant and Unavoidable Impact**: The Ontario GP EIR identified significant and unavoidable impacts in the following environmental topic areas:

- Agriculture Resources (Impacts 5.2-1 through 5.2-3);
- Air Quality (Impacts 5.3-1, 5.3-2, 5.3-3, 5.3-5, 5.3-6);

- Cultural Resources (Impact 5.5-1);
- Global Climate Change (Impact 5.6-1);
- Noise (Impact 5.12-1, 5.12-2, 5.12-3, 5.12-5, 5.12-6); and
- Transportation/Traffic (Impact 5.16-1).

# 4 BON VIEW AVENUE WAREHOUSE PROJECT ENVIRONMENTAL IMPACT ANALYSIS AND PROJECT APPROVALS

The scope of the City's review of the Project is set forth in CEQA and the CEQA Guidelines. This review is limited to evaluating the environmental effects associated with the Project when compared to the Ontario GP as set forth in the Ontario GP EIR. This Addendum also reviews new information, if any, of substantial importance that was not known and could not have been known with the exercise of reasonable due diligence at the time the Ontario GP EIR was certified. This evaluation includes a determination as to whether the changes proposed for the Project would result in any new significant impacts or more severe significant impact.

Although CEQA Guidelines Section 15164 does not stipulate the format or content of an Addendum, the topical areas identified in The Ontario Plan EIR were used as guidance for this Addendum. In addition, Section 15164(e) of the CEQA Guidelines states that "A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence." This comparative analysis provides the City with the factual basis for determining whether any changes in the Project, any changes in circumstances, or any new information since the Ontario GP EIR was certified would require additional environmental review or preparation of an SEIR.

Pursuant to CEQA Guidelines Section 15162, the City has determined, on the basis of substantial evidence in the light of the whole record, that implementation of the Project does not propose substantial changes to the Ontario GP EIR, no substantial changes in circumstances would occur which would require major revisions to the Ontario GP EIR, and no new information of substantial importance has been revealed since the certification of Ontario GP EIR that would result in either new significant effects or an increase in the severity of previously analyzed significant effects.

A Mitigation Monitoring and Reporting Program (MMRP) was adopted as a part of the Ontario GP EIR that minimized impacts associated with implementation of the Ontario GP EIR. The previously adopted Ontario GP EIR mitigation measures applicable to the Project would be collectively imposed as the Project's MMRP, which is contained in Appendix A.

# 4.1 Aesthetics

## 4.1.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that further development of the City as proposed in the Ontario GP would not impact scenic vistas due to continued adherence to the applicable provisions of the Ontario Municipal Code (Ontario MC) and Ontario Development Code. The visual character of the City would be accentuated with the implementation of the Ontario GP and its associated Community Design Element as well as continued compliance with the Ontario MC and Ontario Development Code. Furthermore, the Ontario GP's continued adherence to the Ontario MC and Ontario Development Code was also anticipated to create a less than significant impact from the adverse generation of light and glare.

Impacts associated with scenic resources, long-term visual character, and light/glare were determined to be less than significant. No mitigation measures were deemed necessary.

## 4.1.2 Analysis of Proposed Project

**Threshold (a) Have a substantial adverse effect on a scenic vista? [Ontario GP EIR Impact 5.1-1]**

**No New or More Severe Impacts:** The Project would not have a more severe or substantial adverse effect on a scenic vista than what was originally analyzed in the Ontario GP EIR. The Ontario GP EIR cited the San Gabriel Mountains as the main scenic vista visible from the City. It was concluded that the inclusion of provisions requiring retention of significant natural features and open space preservation of views, contour grading, natural landscaping, and architectural design that blends with the natural terrain of the City would ensure that future development would not interfere with the views of the City's scenic vista.

The San Gabriel Mountains are visible north of the City and Project site. However, views of the San Gabriel Mountains are currently obstructed by existing development. As described in **Section 2.1, Project Setting and Location**, the Project would be developed within an area that has been previously developed for industrial and warehousing uses. This area is heavily developed with multiple warehousing buildings within the Project site as well as adjacent to the Project site to the north, south, east, and west.

Development of the Project would be required to comply with established City regulations regarding development and building dimensions. This includes those presented in Ontario Development Code Section 6.01.025 for industrial zoning districts. The Project would be within the acceptable threshold for building height, which would otherwise further impact views of the San Gabriel Mountains.

Accordingly, no new impacts relative to adverse effects on a scenic vista or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact on a scenic vista(s). A less than significant impact was identified in the Ontario GP EIR with respect to scenic vistas. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

**Threshold (b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a scenic highway? [Not analyzed in Ontario GP EIR]**

**Threshold (c) Conflict with applicable zoning and other regulations governing scenic quality? [Ontario GP EIR Impact 5.1-2]**

**No New or More Severe Impact:** The Project site is not within or adjacent to a scenic highway. No eligible or officially designated highways exist within the City.[4]

The Project would change the site appearance from hosting four warehousing structures, a residential building, and outdoor storage areas to a warehouse building. The Project site is surrounded by land zoned for industrial use with a General Plan land use designation for industrial use. Accordingly, no new impacts relative to adverse aesthetic impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. As previously stated, the Project would comply with policies presented in the Ontario GP Community Design element. Compliance with the provisions of this element would ensure that the Project would be developed with not only modern architectural design sensibilities and materials, but also consistent with the established visual character of the area.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impacts on the City's visual character or quality. A less than significant impact was identified in the Ontario GP EIR with respect to scenic vistas. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

[4] California Department of Transportation (CalTrans). (2018). *California State Scenic Highway System Map.* Retrieved from: https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa (Accessed August 17, 2021)

**Threshold (d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? [Ontario GP EIR Impact 5.1-3]**

**No New or More Severe Impact:** As stated in the Ontario GP EIR, impacts regarding light and glare would remain less than significant as long as future projects complied with Ontario Development Code Section 6.01.025 (cited as Section 9-1.3325 in the Ontario GP EIR).

Consistent with the Ontario Development Code, and as applicable, all exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets. Adequate lighting levels shall be provided to ensure a safe environment, while not creating areas of intense light or glare. Light fixtures and poles shall also be designed and placed in a manner consistent and compatible with overall site and building design, and high-intensity security lighting fixtures shall not be substituted for site or landscape lighting or general building exterior illumination, but shall be limited to loading and storage locations or other similar service areas. In addition, all lighting provided to illuminate parking areas or buildings shall be positioned so as to direct light away from adjoining properties.

These regulations are considered to be either design measures or existing regulations pursuant to CEQA standards. Incorporation of such features into the Project would ensure proper design, installation, and operation of all exterior lighting, thereby reducing the potential for glare effects or light spillover onto adjacent properties. As such, consistency with the Ontario MC and Ontario Development Code would ensure that potential impacts associated with light and glare would be less than significant. Consistent with the Ontario GP EIR, no mitigation measures are required.

Accordingly, no new or more severe impacts relative to adverse aesthetic impacts would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impacts from light or glare. No significant impacts associated with light and glare are identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario MC and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to aesthetics.

**Overall Aesthetics Impact Conclusion**

With regard to CEQA Statute Section 21166 and the CEQA Guidelines Section 15162(a), the Project would not result in any new or more severe impacts with respect to aesthetics. Therefore, the preparation of a SEIR is not warranted.

# 4.2 Agricultural and Forestry Resources

## 4.2.1 Summary of Previous Environmental Analysis

The City of Ontario GP EIR identified the potential of agricultural impacts upon implementation of the Ontario GP due to the lack of agriculturally designated parcels or land. Furthermore, it was identified that no limitations were present in the City's regulations that prevented agriculturally developed lands from transitioning to nonagricultural uses. Significant impacts were anticipated with the buildout of the Ontario GP due to conflicts with established Williamson Contracts and surrounding farms.

## 4.2.2 Analysis of Proposed Project

**Threshold (a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? [Ontario GP EIR Impact 5.2-1]**

**Threshold (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? [Ontario GP EIR Impact 5.2-2]**

**Threshold (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? [Not analyzed in Ontario GP EIR] [Updated CEQA Appendix G Threshold]**

**Threshold (d) Result in the loss of forest land or conversion of forest land to non-forest use? [Not analyzed in Ontario GP EIR] [Updated CEQA Appendix G Threshold]**

**Threshold (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to no-forest land? [Ontario GP EIR Impact 5.2-3]**

**No New or More Severe Impact:** The Project would be developed in a portion of the City designated for industrial land uses. Furthermore, the parcels in which the Project would occupy are currently developed for industrial and warehousing uses. The parcels are also currently zoned for General Industrial (IG) and Light Industrial (IL) uses which do not include agriculture or forestry. Therefore, the Project site would not be suitable for designation as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Williamson Contract agriculture. Furthermore, the developed state of the Project would not cause its redevelopment to affect surrounding farms as no agricultural or forestry uses are adjacent or nearby to the Project site.

As such, no impacts related to the loss of farmland would occur. This is a lower level of impact severity than was found in the Ontario GP EIR. Because of the lack of agricultural impacts, no mitigation measures are necessary.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Overall Agricultural and Forestry Resources Impact Conclusion**

The Project would result in no new or more severe impact to agricultural or forestry resources. Despite the significant and unavoidable impacts identified in the Ontario GP EIR, no significant impacts to agricultural resources are identified in relation to Project implementation. The Project is located within a previously developed and active area designated for industrial land uses; therefore, no new and/or refined mitigation measures are required for issues related to agricultural or forestry resources.

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to agricultural and forestry resources. Therefore, preparation of a SEIR is not warranted.

# 4.3 Air Quality

## 4.3.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would conflict with the Air Quality Management Plan at full buildout. Similarly, in order to reach full buildout, developments would likely exceed South Coast Air Quality Management District (SCAQMD) thresholds established to minimize potential air quality degradation. Further, specific projects would potentially be located nearby developments and operations which produce subpar air quality emissions. Separately, impacts from transportation increases were not expected to generate significant air quality impacts.

## 4.3.2 Analysis of Proposed Project

**Threshold (a) Conflict with or obstruct implementation of the applicable air quality plan? [Ontario GP EIR Impact 5.3-1]**

**Threshold (b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation. [Ontario GP EIR Impact 5.3-2, 5.3-3] [No longer included in CEQA Appendix G Thresholds]**

A Health Risk Assessment (HRA) was conducted for the Project by Kimley-Horn and Associates in August 2021. The results of the HRA are summarized herein and included as Appendix C to this Addendum.

**No New or More Severe Impact:** The Project site is located in the South Coast Air Basin (Basin) which includes parts of San Bernardino, Los Angeles, and Riverside counties and all of Orange County. The SCAQMD and the California Air Resources Board (CARB) monitor air quality within the Basin.

Air quality plans describe air pollution control strategies and measures to be implemented by a city, county, region, and/or air district. The primary purpose of an air quality plan is to bring an area that does not attain Federal and State air quality standards into compliance with the requirements of the Federal Clean Air Act and California Clean Air Act. In addition, air quality plans are developed to ensure that an area maintains a healthful level of air quality based on the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The Air Quality Management Plan (AQMP) is prepared by SCAQMD and the Southern California Association of Governments (SCAG). The AQMP provides policies and control measures that reduce emissions to attain both State and Federal ambient air quality standards.

According to the SCAQMD, a project is consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP. The Basin is designated as attainment for criteria pollutants Nitrogen Dioxide ($NO_2$), Sulfur Dioxide ($SO_2$) and Lead. However, the Basin is currently in nonattainment for Ozone ($O_3$). Nitrogen Oxide ($NO_x$) emissions, a precursor to $O_3$, are far below the thresholds established by the SCAQMD. Compliance with SCAQMD Rule 1113 would ensure reactive organic gasses (ROG) emissions are below SCAQMD threshold levels. Rule 1113 requires manufacturers, distributors, and end-users of architectural and industrial maintenance coatings to reduce volatile organic compounds (VOC) emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories. The Basin is

also in nonattainment for particulate matter 10 microns in diameter or less ($PM_{10}$) and particulate matter 2.5 microns in diameter or less ($PM_{2.5}$).

The SCAQMD's CEQA Handbook, identifies two key indicators of consistency with the AQMP:

1. Whether a project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether a project will exceed the assumptions in the AQMP based on the year of project buildout and phase.

The Project would be inconsistent with AQMP Criterion 1 since the Project would occupy an area that is currently developed and in use with industrial/warehousing activities and developments. Implementation of the Project would continue these uses at a seemingly larger scale. The larger size and subsequently larger operating activity would inevitably generate an increased rate of emissions. The Project would likely exceed the short-term construction standards as the construction activities would involve both construction of the Project structures and demolition of existing structures. Thus, the potential for significant impacts is anticipated due to the Project's inconsistency with the first criterion.

Concerning Consistency Criterion No. 2, the AQMP contains air pollutant reduction strategies based on SCAG's latest growth forecasts, and SCAG's growth forecasts were defined in consultation with local governments and with reference to local general plans. The Project is consistent with the land use designation and development density presented in the Ontario GP and therefore would not exceed the population or job growth projections used by the SCAQMD to develop the AQMP. Thus, a less than significant impact would occur, as the Project is consistent with the second criterion.

The Ontario GP EIR identified impacts during construction as a significant and unavoidable impact on air quality. Mitigation Measure 3-1 was identified in the Ontario GP EIR to reduce air emissions from implementation of the Ontario GP.

The Ontario GP EIR identified air quality operational impacts associated with the buildout of the Ontario GP as significant and unavoidable. It was concluded in the Ontario GP EIR that no mitigation measures proposed for Impact 5.3-1 would be feasible. As such, no mitigation is included.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

Mitigation measures 3-1 and 3-2 were identified in the Ontario GP EIR.

***3-1*** ***The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:***

- ***Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:***
    - ***Requiring use of nontoxic soil stabilizers to reduce wind erosion.***
    - ***Applying water every four hours to active soil disturbing activities.***

- ***Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.***

- ***Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.***
- ***Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.***
- ***Limiting nonessential idling of construction equipment to no more than five consecutive minutes.***
- ***Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.***

***3-2 The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).***

**Conclusion**

The Project would result in no new or more severe impact pertaining to conflict with or obstructing implementation of the AQMP. Impacts would remain significant and unavoidable similarly to the certified Ontario GP EIR with no mitigation found feasible. The Project's impacts would be consistent with development in the area and would follow applicable AQMP measures. Therefore, no new or more severe impacts relative to air quality emissions from the previously identified significant impact evaluated in the Ontario GP EIR would occur with implementation of the Project and identified mitigation measures from the Ontario GP EIR. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the significance determination in the Ontario GP EIR.

**Threshold (c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable Federal or state ambient air quality standard? [Ontario GP EIR Impact 5.3-2, 5.3-3]**

**Construction Emissions**

**No New or More Severe Impact:** Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include $O_3$-precursor pollutants (i.e., ROG and NOX) and PM10 and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance. Construction associated with the Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include O3-precursor pollutants (i.e., ROG and $NO_X$) and $PM_{10}$ and $PM_{2.5}$. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD's thresholds of significance.

Fugitive dust emissions may also present a substantial, temporary impact on local air quality. In addition, fugitive dust may be a nuisance to those living and working in the Project vicinity. Uncontrolled dust from construction can become a nuisance and potential health hazard to those living and working nearby. SCAQMD Rules 402 and 403 (prohibition of nuisances, watering of inactive and perimeter areas, track out requirements, etc.), are applicable to the Project. Rule 402 prohibits the discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health, or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. This rule does not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals. Rule 403 requires fugitive dust sources to implement best available control measures for all sources, and all forms of visible particulate matter are prohibited from crossing any property line. This rule is intended to reduce $PM_{10}$ emissions from any transportation, handling, construction, or storage activity that has the potential to generate fugitive dust.

Project operations-generated emissions would be primarily associated with motor vehicle use and area sources, such as the use of landscape maintenance equipment and architectural coatings. As previously stated, the Project would be required to comply with Rule 1113 in order to minimize emissions due to architectural coatings. Furthermore, the Project would be within the intended usage of the Project site as analyzed in the Ontario GP EIR. The Project's consistency with previously analyzed usage and the temporary nature of construction generated emissions would lead to a similarly significant environmental impact; consistent with the conclusions of the Ontario GP EIR. Despite the significant and unavoidable nature of this impact, mitigation measure 3-2 will continue to be applied.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

See mitigation measure 3-1 and 3-2 from the Ontario GP EIR above.

**Conclusion**

Air quality impacts related to the Project are within the limit of impacts identified by the SCAQMD. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would alter the Ontario GP EIR's significance finding.

**Threshold (d) Expose sensitive receptors to substantial pollutant concentrations. [Ontario GP EIR Impact 5.3-2, 5.3-4, 5.3-5]**

**No New or More Severe Impact:** The State CEQA Guidelines indicate that a potentially significant impact could occur if a project would expose sensitive receptors to substantial pollutant concentrations. The Project's potential to expose sensitive receptors to harmful pollutant concentrations was analyzed in a Health Risk Assessment prepared by Kimley-Horn and Associates.[5]

[5] Kimley-Horn and Associates. (2021). Health Risk Assessment Bon View Warehouse City of Ontario, California. Pages 18 through 19.

### Construction

The duration of construction activities for the Project is estimated to take approximately nine months. Construction-related activities would result in Project-generated emissions of diesel PM (DPM) from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. For construction activity, DPM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. The closest sensitive receptors near the Project site are residential uses located to the south.

As noted above, maximum (worst case) $PM_{10}$ exhaust construction emissions over the entire construction period were used in AERMOD to approximate construction DPM emissions. Risk levels were calculated based on the California Office of Environmental Health Hazard Assessment (OEHHA) guidance document, Air Toxics Hot Spots Program Risk Assessment Guidelines (February 2015). Results of this assessment are summarized in **Table 2, Construction Health Risk**.

**Table 2: Construction Health Risk**

| Exposure Scenario | Pollutant Concentration ($\mu g/m^3$)[1] [2] | Maximum Cancer Risk (Risk per Million) | Chronic Noncancer Hazard | Acute Noncancer Hazard |
|---|---|---|---|---|
| Construction | 0.00017 | 0.025 | 0.00003 | 0.00041 |
| Threshold | N/A | 10 | 1.0 | 1.0 |
| **Threshold Exceeded** | **No** | **No** | **No** | **No** |

[1] Refer to Appendix A of the Health Risk Assessment
[2] The maximum cancer risk would be experienced at the residences to south of the Project site along Cedar Street.

Results of this Health Risk Assessment indicate that the unmitigated maximum concentration of $PM_{10}$ during construction would be 0.00017 $\mu g/m^3$ and resultant cancer risk of 0.025 in one million, which would not exceed the SCAQMD threshold of 10 in one million. Non-cancer hazards for DPM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.00003 and an acute hazard index of 0.00041. Therefore, construction risk levels would be less than SCAQMD thresholds and impacts would be less than significant.

### Operations

Vehicle DPM emissions were estimated using emission factors for $PM_{10}$ generated with the EMFAC developed by CARB. Truck emissions were modeled with AERMOD to determine pollutant concentrations. As shown in **Table 3, Operational Health Risk**, the unmitigated calculated carcinogenic risk resulting from the Project is 0.88 per million, which would not exceed the SCAQMD threshold of 10 in one million residents. Therefore, the carcinogenic risk associated with the Project would be less than significant.

**Table 3: Operational Health Risk**

| Exposure Scenario | Maximum Cancer Risk (Risk per Million) [1] [2] | Significance Threshold (Risk per Million) | Chronic Noncancer Hazard |
|---|---|---|---|
| Residents | 0.88 | 10 | No |

[1] Refer to Appendix A of the Health Risk Assessment
[2] The maximum cancer risk would be experienced at the residences to the south of the Project site along Philadelphia Street based on worst-case exposure durations for the Project, 95th percentile breathing rates, and 30-year averaging time.

Non Carcinogenic Hazards

The significance thresholds for Toxic Air Contaminants (TAC) exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the Reference Exposure Level (REL) for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Acute and chronic impacts are shown in **Table 4, Chronic and Acute Hazards**. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index from the Project would be 0.0002 and 0.0013, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

**Table 4: Chronic and Acute Hazards**

| Emissions Sources | Chronic Hazard | Acute Hazard |
|---|---|---|
| Operational Trucks | 0.0002 | 0.0013 |
| SCAQMD Threshold | 1.0 | 1.0 |
| **Threshold Exceeded** | **No** | **No** |
| Refer to Appendix A of the Health Risk Assessment | | |

As described above, impacts related to cancer risk would be less than significant. Additionally, noncarcinogenic hazards are calculated to be within acceptable limits. It should be noted that the impacts assess the Project's incremental contribution to health risk impacts, consistent with the SCAQMD guidance and methodology. The SCAQMD has not established separate cumulative thresholds and does not require combining impacts from cumulative projects. The SCAQMD considers projects that do not exceed the project-specific thresholds to generally not be cumulatively significant. Therefore, impacts related to health risk from the Project would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

Mitigation measures 3-1 and 3-3 were identified in the Ontario GP EIR. However, while mitigation measure 3-1 (shown above) is applicable to the Project, mitigation measure 3-3 would not apply to the Project because it is imposed solely upon the City, rather than the Project itself.

**Conclusion**

Air quality impacts related to the Project are within the limit of impacts identified by the SCAQMD. No new impact relative to air quality or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would alter the Ontario GP EIR's significance finding.

**Threshold (e) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. [Ontario GP EIR Impact 5.3-6]**

The SCAQMD CEQA Air Quality Handbook identifies certain land uses as sources of odors. These land uses include the following: agriculture, wastewater treatment plant, food processing plants, chemical plants, composting, refineries, landfills, diaries, and fiberglass molding. The Project is a warehouse facility and does not propose to include any odor-inducing uses on the Project site. The Project would not be a source of objectionable odors; no impact would occur.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

None identified in the Ontario GP EIR.

**Conclusion**

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required for issues related to air quality.

**Overall Air Quality Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to air quality. Therefore, preparation of a SEIR is not warranted.

# 4.4 Biological Resources

## 4.4.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that while the City contains suitable habitats for multiple sensitive bird species, their potential for occurrence would be low due to the City's developed nature. However, no sensitive plant species were observed within the City and suitable sensitive species have a low probability of occurring. Additionally, no regional wildlife corridors were observed in the City. Furthermore, subsequent projects would be required to comply with Federal, State, and local policies and regulations. It was concluded that implementation of the Ontario GP would not affect surface or jurisdictional waters, though subsequent projects would be required to comply with Federal, State, and local policies and regulations. Finally, the Ontario GP EIR concluded that implementation of the Ontario GP would not conflict with established habitat plans and that subsequent projects would need to analyze their individual impacts for compliance with habitat conservation plans and programs.

## 4.4.2 Analysis of Proposed Project

**Threshold (a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? [Ontario GP EIR Impact 5.4-1]**

**No New or More Severe Impact:** The Project site is currently developed and in active use for industrial warehousing activities. These activities would inherently inhibit the potential for the formation of suitable habitat for both wildlife and sensitive vegetation. A large open grass area exists in the northwest portion of the Project site. However, this area is surrounding on all sides by ongoing industrial areas with consistent human activity. Furthermore, this area of grass would not suitably act as a nesting site for bird species since the few ornamental trees are located adjacent to areas with high human interaction.

According to Figure 5.4-1 of the Ontario GP EIR, the Project location falls outside of the San Bernardino Kangaroo Rat Critical Habitat, Delhi Sands Flower-Loving Fly Ontario Recovery Unit, Oakmont Industrial Group Habitat Conservation Plan for Protection of Delhi Sands Flower-Loving Fly, and California Natural Diversity Database Occurrences (Ontario and Guasti Quadrangles). There were no peregrine falcon or burrowing owl observances within the Project area. In the time since the Ontario GP EIR was certified, the Project site has been developed with industrial uses which would continue to inhibit the natural formation of habitats for special status species or plants. Therefore, impacts to sensitive species and their habitats would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact on natural habitats and sensitive species. A less than significant impact was identified in the Ontario GP EIR with respect to natural habitats and sensitive

species. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

**Threshold (b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? [Ontario GP EIR Impact 5.4-2]**

**Threshold (c) Have a substantial adverse effect on state or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? [Ontario GP EIR Impact 5.4-3]**

**No New or More Severe Impact:** The Ontario GP EIR determined that development within the City would not adversely affect the City's surface waters, jurisdictional waters, wetlands, or riparian habitats as the areas that could be considered within these zones would be designated open space and allow for very limited development. Some areas noted as jurisdictional waters are owned and managed by the County. Areas under County management would not be subject to land use controls from the City.

The Project site is previously developed with industrial uses and does not contain wetland or riparian features. A majority of the Project site is developed with industrial uses which does not include natural or manmade surface waters. The undeveloped grassy area in the northwest portion of the Project site does not contain water features and is not located adjacent to any of the City's surface water features. Therefore, no new impacts relative to riparian habitat or other sensitive natural community would be caused due to the Project implementation.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact on aquatic habitats and resources. A less than significant impact was identified in the Ontario GP EIR with respect to these resources. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

**Threshold (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? [Ontario GP EIR Impact 5.4-4]**

**No New or More Severe Impact:** Refer above to thresholds a and b above. The Ontario GP EIR concluded that the City does not function as a suitable wildlife movement corridor, since the City is mostly developed, with most of the land converted to industrial, commercial, and residential uses. No regional wildlife movement corridors have been identified in the City as most of the City is ill-suited for the purposes of wildlife movement. Local movement corridors would consist of flood control channels and SCE corridors.

As previously stated, the Project has been previously developed with industrial and warehousing uses with manmade landscaping improvements that would not be suitable for the nesting of sensitive species. Trees observed on the Project site were largely ornamental and adjacent to areas of high human traffic. Therefore, the Project site would remain ill-suited for wildlife movement.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact on wildlife movement. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

**Threshold (e) Conflict with any local policies or ordinances related to protecting biological resources, such as a tree preservation policy or ordinance? [Ontario GP EIR Impact 5.4-5]**

**Threshold (f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? [Ontario GP EIR Impact 5.4-5]**

**No New or More Severe Impact:** The Ontario GP EIR concluded that the majority of the City is outside of a conservation plan or areas of likelihood for sensitive species. According to the Ontario GP EIR, future Projects within established Habitat Conservation Plan areas should fully analyze potential impacts to natural species and special status species. One Habitat Conservation Plan exists within the City. The plan area is a 19-acre area near the intersection of Greystone Drive and the eastern City boundary established to protect the Delhi Sands Flower-Loving Fly (DSFLF). The Project would be outside of this area. Further, a portion of Critical Habitat Unit 4 for San Bernardino kangaroo rat (SBKR) exists in the northeastern corner of the City. The Project site would also be outside of this conservation area. Therefore, due to its existence outside of the City's established Habitat Conservation Plan areas, the Project would be unlikely to substantially affect established Habitat Conservation Plans. Due to the Project site's previously developed state, redevelopment activities would be unlikely to inhibit the goals of Habitat Conservation Plans as the area is currently developed for industrial uses.

Similarly, the Project would not conflict with any local policies or ordinances protecting biological resources. While the Project would remove common shrubs and trees found on site, the Project would comply with the Ontario Development Code Section 1.01.005(L) and 6.05.020. Consistent with the Ontario GP EIR, impacts in this regard are considered less than significant following compliance with the provisions of the Development Code. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the finding of less than significant impact under this threshold.

## Mitigation Program

### Mitigation Measures from the Ontario GP EIR

None identified in the Ontario GP EIR.

## Conclusion

The Project would result in no new or more severe impact on conservation plans and policies. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to biological resources.

## Overall Biological Resources Impacts Conclusion

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to biological resources. Therefore, preparation of a SEIR is not warranted.

## 4.5 Cultural Resources

### 4.5.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would result in potential impacts to the City's historical resources. This is attributed to the potential demolition of Tier III resources, since the Ontario GP would strongly encourage the preservation of Tier II resources and require the preservation of Tier I resources. As well, the Ontario GP EIR found that while impacts to archeological resources would be low, there is the potential to encounter previously unknown paleontological resources. As well, Bellevue Cemetery was identified as a Native American burial site. Potential impacts to Native American resources were found to be potentially significant but not unavoidable with the proper use of mitigation.

### 4.5.2 Analysis of Proposed Project

A Cultural Resource Technical Report (CRTR) was created for the Project by Sapphos Environmental, Inc. in August 2021. The results of the CRTR are summarized herein and included as Appendix B to this Addendum.

**Threshold (a) Cause a substantial adverse change in the significance of a historical resource pursuant Section 15064.5? [Ontario GP Impact 5.5-1]**

**Threshold (b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5? [Ontario GP Impact 5.5-1 and 5.5-2]**

**No New or More Severe Impact:** The Ontario GP found that despite the implementation of policies in the Ontario GP, there was still a present risk for future developments to significantly impact historical resources. These risks were concluded to remain significant and unavoidable even after mitigation. However, a CRTR was conducted for the Project which included both a field survey of the Project area as well as record searches of the California Historical Resources Inventory Database (CHRID), the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), California Historical Landmarks, California Points of Interest, the City of Sierra Madre Historical Landmarks, and the South Central Coastal Information Center (SCCIC). Literature reviews were also conducted to determine if the proposed Project would have the potential to have a significant impact on previously recorded historical resources.[6]

The field survey conducted for the CRTR encountered no cultural resources within the Project site that would be deemed substantial or significant. The Project site was observed as heavily disturbed, with piles of fill material, rubble and modern construction debris scattered across the property.[7] Similarly, the records search for the Project site found no significant cultural resources within the project site or 0.25-mile buffer study area.[8] Furthermore, Project implementation would include the preparation of a Tier 3 Determination for consideration by the Historic Preservation Subcommittee (HPSC) along with the necessary Certificate of Appropriateness entitlement application (see Section 2.4 for more detail). This process would further reduce the potential for substantial impacts.[9] Mitigation is also proposed in order

[6] Sapphos Environmental, Inc. (2021). *1948 S. Bon View Avenue, Ontario, California Cultural Resources Technical Report*. Page 21.
[7] Ibid. Page 22.
[8] Ibid. Page 24.
[9] Ibid Page 25.

to further minimize potential impacts. With mitigation implemented, impacts would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

Mitigation measures 5-1 through 5-4 were proposed within the Ontario GP EIR to mitigate potential impacts. However, mitigation measure 5-1 is not applicable since the Project is not within a Focus area as demarcated by Figure 3-4 of the Ontario GP EIR. As well, mitigation measures 5-2 through 5-4 are not applicable to the Project, since neither a Specific Plan or General Plan Amendment are proposed as part of the Project and no signs of cultural or historical resources were identified in or around the Project site.

**Conclusion**

The Project would result in no new or more severe impact on a historic or archaeological resource. No new or more severe impact from previously identified significant impacts evaluated in the Ontario GP would occur. Furthermore, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP was certified is available that would impact the prior finding of less than significant impact with mitigation under this threshold. The above-referenced mitigation measures from the Ontario GP EIR are applicable.

**Threshold (c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. [Ontario GP Impact 5.5-2] [No longer included in this section per the 2021 CEQA Appendix G Thresholds]**

**No new or More Significant Impact:** Paleontological resources and geologic features are discussed discussion 4.6(f) below.

**Threshold (d) Disturb any human remains, including those interred outside of formal cemeteries? [Ontario GP Impact 5.5-3]**

**No new or More Significant Impact:** The CRTR found that no cemeteries or burial sites were observed as a result of the review of historic aerial photographs and historic topographic maps. As well, it was determined that the potential to encounter human remains were low based on the inherent characteristics and location of the Project area. However, tribal cultural resources may be encountered during ground moving activities. In order to minimize potential impacts, the Project would incorporate Standard Condition No. 1 from Public Resources Code Section 5097. This would allow impacts to remain less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation measures are proposed within the Ontario GP EIR. However, compliance with Public Resources Code Section 5097.98 (Standard Condition No. 1 shown below) is proposed in the Ontario GP EIR to ensure no significant impacts.

***Standard Condition No. 1***

> ***If the County Coroner determines that the remains are or are believed to be Native American, s/he shall notify the Native American Heritage Commission (NAHC) in Sacramento within 24 hours. In accordance with Section 5097.98 of the California PRC, the NAHC shall immediately notify the person(s) it believes to be the Most Likely Descendant of the deceased Native American. The descendants shall complete their inspection and make a recommendation within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the Los Angeles County Metropolitan Transportation Authority (Metro), the disposition of the human remains. The Most Likely Descendant's recommendation shall be followed if feasible and may include scientific removal and non-destructive analysis of the human remains and any items associated with Native American burials. If Metro rejects the Most Likely Descendant's recommendations, the agency shall rebury the remains with appropriate dignity on the property in a location that will not be subject to further subsurface disturbance (14 California Code of Regulations §15064.5(e)).***

**Conclusion**

The Project would result in no new or more severe impact pertaining to the disturbance of human remains. The Project is consistent with the Ontario GP EIR. The CRTR did not find new potentially significant impacts associated with the Project regarding historical or archaeological resource, or human remains; therefore, no mitigation measures are required, but the Project must comply with the above referenced applicable FEIR mitigation measures.

**Overall Cultural Resources Impacts Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to cultural resources. Therefore, preparation of an SEIR is not warranted.

# 4.6 Geology and Soils

## 4.6.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to geology and soils, and no mitigation was identified as necessary to reduce potential impacts.

## 4.6.2 Analysis of Proposed Project

**Threshold (a) Directly or indirectly cause potential substantial adverse effects, including the risk loss, injury, or death involving:**

**(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. [Ontario GP EIR Impact 5.7-1]**

**(ii) Strong seismic ground shaking? [Ontario GP EIR Impact 5.7-1]**

**(iii) Seismic-related ground failure, including liquefaction? [Ontario GP EIR Impact 5.7-1]**

**(iv) Landslides? [Not analyzed in the Ontario GP EIR]**

**Faulting and Seismicity**

**No New or More Severe Impact:** The Alquist-Priolo Zones Special Studies Act defines active faults as those that have experienced surface displacement or movement during the last 11,000 years. The Ontario GP EIR identifies eight fault zones near the City. According to the Ontario GP EIR, none exist beneath the Project area boundaries. According to Figure 5.7-2 of the Ontario GP EIR the nearest fault line to the Project site is the Chino Central Valley Fault, located approximately five miles southwest of the Project site. Furthermore, all development would comply with the applicable Federal, State, and local regulations regarding seismicity and fault hazards such as the California Building Code (CBC) which was adopted on January 1, 2020. The CBC includes detailed design requirements related to structural design, soils and foundations, and grading to ensure that public safety risks due to seismic shaking are minimized to levels below significant.

**Liquefaction and Landslides**

**No New or More Severe Impact:** The general liquefaction susceptibility of the site was determined by research of the San Bernardino County Official Land Use Plan, General Plan, and Geologic Hazard Overlay. Map FH27C[10] for the Chino USGS quadrangle indicates that the Project site is not located within an area of liquefaction or landslide susceptibility. Based on the mapping performed by the County, liquefaction is not considered to be a design concern for this Project.

[10] San Bernardino County General Plan. 2007. *Geologic Hazard Overlays*. Available at http://www.sbcounty.gov/Uploads/lus/GeoHazMaps/FH27C_20100309.pdf. Accessed August 8, 2021

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to susceptibility to landslide, liquefaction, or seismic effects. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to geological hazards.

**Threshold (b) Result in substantial erosion or loss of topsoil? [Ontario GP EIR Impact 5.7-2]**

**Threshold (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? [Ontario GP EIR Impact 5.7-2]**

**Threshold (d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? [Ontario GP EIR Impact 5.7-2]**

**No New or More Severe Impact:** The Ontario GP EIR concluded that soils within the City have the potential to generate hazards in the form of ground subsistence, erosion, and unstable soils. It was determined that future projects' compliance with the CBC would reduce impacts from unstable soils to insignificant levels. Further, future projects' adoption of National Pollutant Discharge Elimination System (NPDES) permits and accompanied Stormwater Pollution Prevention Plans (SWPPPs) would reduce potential risks of erosion.

The Project would not result in significant soil erosion or loss of topsoil because of the previously disturbed and developed nature of the Project site and the limited size and scope of the Project. Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. In addition, the City requires an erosion/dust control plan for projects located within this area. The Project would also be required to comply with all requirements set forth in the NPDES permit for construction activities (e.g., implementation of Best Management Practices [BMPs] through preparation of a SWPPP), reducing potential impacts to less than significant levels.

Additionally, the Project would also be required to comply with the CBC and undergo review of grading plans by the City Engineer who would ensure no significant impacts would occur.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to susceptibility to hazards from land failure and erosion. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to geological hazards.

**Threshold (e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewer are not available for the disposal of waste water? [Ontario GP EIR Impact 5.7-3]**

**No New or More Severe Impact:** The Ontario GP EIR notes that septic tanks are not used within the City as wastewater is serviced by the Inland Empire Utilities Agency (IEUA). Therefore, the Project would not require the support of septic tank usage. Further, the previous development which currently occupies the Project area would similarly utilize the IEUA instead of septic tanks. Furthermore, according to the Phase I study conducted for the Project, no underground storage tanks (USTs) were observed during reconnaissance of the Project site.[11] Therefore, the Project would not propose the development of septic tanks and would not require the removal of septic tanks or other underground tanks.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to the presence of septic tanks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to soil hazards in relation to septic systems.

**Threshold (f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? [Not analyzed in the Ontario GP EIR]**

As previously stated, the Project site has been previously developed with residential and industrial uses which would have involved ground moving activities such as land clearing and grading during their construction. Redevelopment of the site would be unlikely to encounter new paleontological features. Similarly, unique geological features would be unlikely to be encountered due to the developed state of the Project site. Impacts are anticipated to be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

[11] Orion Environmental Inc. *Phase I Environmental Site Assessment South Bon View Avenue and East Cedar Street Ontario, California dated April 2021*. Page 4-4.

**Conclusion**

The Project would result in no new or more severe impact due to the presence of paleontological resources. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to paleontological resources.

**Overall Geology and Soils Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to geology and soils. Therefore, preparation of a SEIR is not warranted.

# 4.7 Greenhouse Gas Emissions (Global Climate Change)

## 4.7.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that the buildout of the City would generate a significant and unavoidable impact due to greenhouse gas (GHG) emissions. This was based on both emissions from construction and operations of each land use type. However, the Ontario GP EIR maintained that the City would be compliant with the established policies within the Senate Bill (SB) 375 Sustainable Communities Strategies (SCS) and SCAG SCS. Therefore, impacts regarding climate change policies were concluded to be less than significant.

## 4.7.2 Analysis of Proposed Project

**Threshold (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, based on any applicable threshold of significance. [Ontario GP EIR Impact 5.6-1]**

**Threshold (b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. [Ontario GP EIR Impact 5.6-1]**

A Health Risk Assessment (HRA) was conducted for the Project by Kimley-Horn and Associates in August 2021. The results of the HRA are summarized herein and included as Appendix C to this Addendum.

**Background**

Global climate change refers to changes in average climatic conditions on Earth as a whole, including temperature, wind patterns and precipitation. Global temperatures are moderated by naturally occurring atmospheric gases, including water vapor, carbon dioxide ($CO_2$), methane ($CH_4$), and nitrous oxide ($N_2O$), as well as hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), and sulfur hexafluoride ($SF_6$). These GHGs allow solar radiation (sunlight) into the Earth's atmosphere but prevent radiative heat from escaping, thus warming the Earth's atmosphere. GHGs are emitted by both natural processes and human activities. Concentrations of GHG have increased in the atmosphere since the industrial revolution. Human activities that generate GHG emissions include combustion of fossil fuels ($CO_2$ and $N_2O$); natural gas generated from landfills, fermentation of manure and cattle farming ($CH_4$); and industrial processes such as nylon and nitric acid production ($N_2O$).

GHGs have varying global warming potential (GWP). The GWP is the potential of a gas or aerosol to trap heat in the atmosphere; it is the "cumulative radiative forcing effect of a gas over a specified time horizon resulting from the emission of a unit mass of gas relative to a reference gas." The reference gas for GWP is $CO_2$; therefore, $CO_2$ has a GWP factor of 1. The other main GHGs that have been attributed to human activity include $CH_4$, which has a GWP factor of 28, and $N_2O$, which has a GWP factor of 265. When accounting for GHGs, all types of GHG emissions are expressed in terms of $CO_2$ equivalents ($CO_2e$) and are typically quantified in metric tons (MT) or million metric tons (MMT).

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, established a State goal of reducing GHG emissions to 1990 levels by the year 2020, which would require a reduction of approximately 173 MMT net $CO_2e$ below "business as usual" emission levels. SB 97, a companion bill, directed the California Natural Resources Agency (Resources Agency) to certify and adopt guidelines for

the mitigation of GHGs or the effects of GHG emissions. SB 97 was the State Legislature's directive to the Resources Agency to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis. Executive Order (EO) S-3-05 was enacted in June 2005 and calls for an 80 percent reduction below 1990 levels by 2050. SB 32 was signed into law in 2016 and establishes an interim GHG emission reduction goal for the State to reduce GHG emissions to 40 percent below 1990 levels by the year 2030.

**No New or Severe Impact:** The Ontario Plan GP found that a significant unavoidable impact would occur from GHG emissions as a result of the Ontario GP implementation. It was calculated that through buildout, construction emissions in the City could average approximately 16,533 MT of $CO_2e$ per year. This was found to be a cumulatively considerable amount of GHG emissions. Operations activities within the City at full buildout would be 13.6 MMT. Although no numeric threshold was adopted at the time of the Ontario GP EIR, the emissions generated were still considered significant.

The Project site would maintain its current land use designations which were adopted with the Ontario GP EIR. Therefore, the land uses would remain consistent with those analyzed for the Ontario GP and the existing developments on the Project site. Since the Project would involve the demolition of existing structures despite the continuation of existing land uses, it is anticipated that emissions would remain significant. However, the Project would be developed in consistency with the Ontario GP and Ontario MC. The provisions within these codes were found to suitably comply with applicable plans, policies, or regulations regarding GHG emissions. The Project would be required to comply with both Federal and State regulations regarding air quality and GHG emissions. Therefore, impacts would remain significant; consistent with the Ontario GP EIR.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

Mitigation measures 6-1 through 6-6 are included in the Ontario GP EIR to mitigate impacts associated with climate change aggravating GHG emissions due to noncompliance with established policies and regulations. All of the Ontario GP EIR mitigation measures (6-1 through 6-5) are imposed solely upon the City, and are therefore not applicable to the Project.

**Conclusion**

The Project would result in no new or more severe impact on GHG emissions. A significant and unavoidable impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to GHG emissions.

**Overall Greenhouse Gas Emissions Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to GHG emissions. Therefore, preparation of a SEIR is not warranted.

# 4.8 Hazards and Hazardous Materials

## 4.8.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not generate significant impacts in relation to hazardous materials. Furthermore, no mitigation was deemed necessary for each impact.

## 4.8.2 Analysis of Proposed Project

**Threshold (a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. [Ontario GP EIR Impact 5.8-1]**

**Threshold (b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. [Ontario GP EIR Impact 5.8-1]**

**Threshold (c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school. [Ontario GP EIR Impact 5.8-1]**

A Phase I Environmental Site Assessment was conducted for the Project by Orion Environmental, Inc. in April 2021. The results of the Phase I Environmental Site Assessment are summarized herein and included as Appendix D to this Addendum.

**No New or More Severe Impact:** The proposed construction activities would involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking which are typical with construction sites, including the construction of warehouse facilities. In addition, hazardous materials would be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by Federal and State requirements, which the Project construction activities are required to strictly adhere to. These regulations include: the Federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, routine transport and use of hazardous materials during construction would be less than significant. Furthermore, the risks related to upset or accident conditions involving the release of hazardous materials into the environment would be adequately addressed through compliance with existing Federal, State, and local regulations.

Project operations would involve warehouse/logistics type uses that may involve the use and storage of common hazardous materials such as oils, paints, solvents, and cleaning products. Also, building mechanical systems and grounds and landscape maintenance could also use a variety of products formulated with hazardous materials, including fuels, cleaners, lubricants, adhesives, sealers, and pesticides/herbicides. The routine transport, use, or disposal of hazardous materials would be limited to materials and solvents used for maintenance and operation of the facility, including the upkeep of landscaping and cleaning products. Furthermore, the use of these materials would not pose substantial risk to the surrounding population and would not affect nearby school, despite the nearby Bon View Elementary School located approximately 0.2 mile southeast of the Project site.

Furthermore, hazardous materials would be used and stored in accordance with applicable regulations and such uses would be required to comply with Federal and State laws to reduce the potential consequences of hazardous materials accidents. With the implementation of the most current industry BMPs, this would protect human health and the environment should any accidental spills or releases of hazardous materials occur during operation of the Project. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to the transport or storage of hazardous materials. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to hazardous materials.

**Threshold (d) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? [Ontario GP EIR Impact 5.8-2]**

**No New or More Severe Impact:** Project site reconnaissance conducted for the Phase I study found no physical signs of previous hazardous material spills. No documented historical occurrences of hazardous material spills were found. No USTs were identified on the Project site while aboveground storage tanks included multiple compressed gas tanks and cylinders. The compressed gas tanks included one empty 55-gallon drum and two empty canisters of acetone. Hazardous material storage on-site included cleaning solutions for general housekeeping, paints, solvents, and oils. The storage of these materials was found to be in good condition and had not led to spills or environmental contamination.[12]

Waste storage on the Project site included a containment pallet of four 55-gallon drums of hazardous waste oil. Waste collection on-site was observed to include the recycling of materials such as metals, cardboards, and plastics. No oil staining was observed around the storage containers or waste receptacles. Waste storage containers on-site were confirmed to be in good condition with no sign of leakage or damage to the surrounding environment.[13] The Phase I assessment found that the previous uses of the Project site are unlikely to pose an environmental risk from continued usage of the Project site. Surrounding uses nearby the Project site were found to be unlikely to pose environmental risks to the Project site based on various conditions (i.e., distance from Target Property, groundwater flow direction, and absence of reported environmental regulatory violations).[14]

According to the Ontario GP EIR, the City contains eight Leaking Underground Storage Tank (LUST) sites which could still be leaking hazardous materials. However, based on the updated Cortese site list

[12] Orion Environmental Inc. *Phase I Environmental Site Assessment South Bon View Avenue and East Cedar Street Ontario, California*. Page 4-4.
[13] Ibid Pages 4-4 through 4-5.
[14] Ibid. Pages 5-5 through 5-6.

maintained by the California Department of Toxic Substances Control (DTSC), the City does not contain any active hazardous waste substance sites.[15] Potential hazards to construction workers and the public may occur as a result of construction activities on existing sites that could be contaminated. Future development of any of these documented hazardous materials sites would require prior remediation and cleanup under the supervision of the DTSC in order to meet Federal, State, and local standards.

Furthermore, the Project site has been previously developed with industrial and warehousing uses which would be consistent with the proposed uses. Because the proposed uses would be similar to the existing uses, no new impacts are anticipated as part of the Project and no new mitigation measures are recommended. Impacts would remain less than significant without mitigation applied.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to the hazardous waste site. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to hazardous materials.

**Threshold (e) For a Project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working the project area? [Ontario GP EIR Impact 5.8-3]**

**Threshold (f) For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area. [Ontario GP EIR Impact 5.8-4] [Not included in the updated CEQA Appendix G Thresholds]**

**No New or More Severe Impact:** The Ontario GP EIR concluded that although the City contains portions of the Los Angeles/Ontario International Airport (LAONT) and Chino Airport land use compatibility zones, the established land use policies within each zone would limit risks from future development. The Project is outside of the Chino Airport compatibility area entirely. However, the Project remains inside of the LAONT compatibility area. Despite this, the Project is outside of the LAONT safety zones as established by the Ontario International Airport Land Use Compatibility Plan which was updated in June 2018.[16] The

[15] Department of Toxic Substances Control. (2021). EnviroStor. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=5&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM&branch=&site_type=CSITES%2CFUDS&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&Federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&inspectionsother=&complaints=&censustract=&cesdecile=&school_district=&orderby=city (accessed August 8, 2021).

[16] The Ontario International Airport – Inter Agency Collaborative (ONT-IAC). (2018). Ontario International Airport Land Use Compatibility Plan (July 2018 Amendment) Map 2-2. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-2.pdf (Accessed August 9, 2021)

Project would therefore not conflict with the established airport land use plans and would not result in a safety hazard.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to proximity to airports. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to airport land use plans.

**Threshold (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. [Ontario GP EIR Impact 5.8-5]**

**No New or More Severe Impacts:** The Ontario GP EIR concluded that the City's updated Local Hazard Mitigation Plan and regional emergency connections would provide proper emergency response and evacuation in cases of emergency. The City's Local Hazard Mitigation Plan establishes that interstates would serve as emergency evacuation routes.[17] The Project would not interfere with interstate capacity and would not include modifications to highway systems within the City. Furthermore, the Project would not modify the roadway in a way that would inhibit the traversal of emergency responders. Two driveways would be developed along Bon View Avenue to connect the Project site to the City's circulation network. This process would not impede the City's emergency response capacity and would allow for greater response to potential emergencies within the Project site.

As such, future development within Project boundaries would not interfere with an adopted emergency response plan and/or the emergency evacuation plan and less than significant impacts would occur. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

**Mitigation Program**

**Mitigation from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to the inhibition of emergency access. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent

[17] City of Ontario. (2018). City of Ontario 2018 Hazard Mitigation Plan. Page 4-102. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Emergency-Management/ReadyOntario/city_of_ontario_2018_hmp.pdf (Accessed August 9, 2021)

with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to emergency response capabilities.

**Threshold (h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. [Ontario GP EIR Impact 5.8-6]**

**No New or More Severe Impacts:** The Project would not expose people or structures to a risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The Project site is located within an urbanized area and is surrounded by development on all sides. The Project site is not located within or adjacent to land designated as a very high fire hazard severity zone (VHFHSZ).[18] Impacts related to wildland fires would not be significant. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

**Mitigation Program**

**Mitigation from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in less than significant impacts in relation to wildland fires. A less than significant impact was also identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to wildland fires.

**Overall Hazards and Hazardous Materials-Related Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hazards and hazardous materials. Therefore, preparation of a SEIR is not warranted.

[18] CAL FIRE FRAP (2021). Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (Accessed August 9, 2021).

# 4.9 Hydrology and Water Quality

## 4.9.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to hydrology and water quality, and no mitigation is necessary to reduce potential impacts.

## 4.9.2 Analysis of Proposed Project

**Threshold (a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? [Ontario GP EIR Impact 5.9-4]**

**Threshold (i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? [Ontario GP EIR Impact 5.9-4]**

**No New or More Severe Impact:** The Project would result in no new or more severe impacts as it pertains to any conflicts with water quality and groundwater plans. Based on the Ontario GP EIR findings, implementation of NPDES and SWPPP BMPS would effectively minimize impacts associated with water quality. As such, the Project would comply with Federal, State, and local regulations regarding the maintenance of water quality standards. This includes the development of an NPDES permit and the associated SWPPP. BMPs included in these permits may include actions such as:

- Site design standards that maximize permeable areas, use porous pavements, and focus on natural drainage systems;
- Structural source control that minimizes pollution of stormwater by such means as paving trash storage areas and fueling areas with impervious surfaces, and grading such areas to block run-off; and
- Treatment Control measures that Remove pollutants from stormwater by filtration, media absorption, or other means.

Therefore, no new and/or modified mitigation measures are required for issues related to potential water degradation through Project implementation.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to water quality degradation. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to water quality.

**Threshold (b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? [Ontario GP EIR Impact 5.9-2]**

The majority of the Project area is developed and urbanized, therefore, development of the area would not cause a significant increase in impervious surfaces and therefore would not substantially impact groundwater supplies or interfere with groundwater recharge. The Project would not introduce a new inconsistent use to the Project area which would exceed the usages estimated with the land use designation associated with the Project. Therefore, the Project would not deplete or otherwise substantially degrade surface or groundwater quality, nor would it substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basins.

The Project therefore would not result in new or more severe impacts related to groundwater. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact determination. Accordingly, the Project would not significantly impact local groundwater recharge. Impacts would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to groundwater degradation. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to groundwater.

**Threshold (c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would result in a substantial erosion or siltation on- or off-site. [Not analyzed in the Ontario GP EIR]**

**Threshold (d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? [Ontario GP Impact 5.9-1]**

**Threshold (e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. [Ontario GP Impact 5.9-1]**

**No New or More Severe Impact:** As stated in the Ontario GP EIR, stormwater infrastructure would be designed to accommodate flows added through the implementation of the Ontario GP. As stated in **Section 4.6, Geology and Soils**, future projects including the Project would be required to attain an NPDES permit and associated SWPPP. These two processes and the associated BMPs would adequately minimize potential off-site water quality impacts. Construction-related BMPs would be identified based on site-specific conditions during preparation of a SWPPP for the future development project. Long term operational BMPs would be identified through issuance of an NPDES permit through the Regional Water Quality Control Board (RWQCB) and would include water quality features to ensure that runoff is treated prior to discharge into the storm drain or regional conveyance facilities. Furthermore, based on the state of the Project site and consistency with existing uses, it is anticipated that the Project would not violate any water quality standards or waste discharge requirements.

The Project would also result in no new or more severe impact from erosion or siltation. Based on the Ontario GP EIR findings, the Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, the Project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would create the above-mentioned disasters. A less than significant impact is anticipated from Project implementation. No new impact or increase in the severity of an identified impact would therefore occur with implementation of the Project.

**Threshold (f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? [Ontario GP Impact 5.9-3, 5.9-10]**

**Threshold (g) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would impede or redirect flood flows? [Ontario GP Impact 5.9-3]**

**No New or More Severe Impact:** According to Ontario GP EIR Figure 5.9-2, the Project site is not located within a Federal Emergency Management Agency (FEMA) designated 100-year floodplain. Further, the current FEMA Flood Insurance Rate Map (FIRM) for the Project area shows that it lies outside of known flood hazard zones. The Project involves the development of industrial warehousing facility in an area previously occupied by similar uses.

The Project would result in no new or more severe impacts as it pertains to flood hazard, tsunami, or seiche zones, or risk the release of pollutants due to Project inundation. Based on the Ontario GP EIR findings, the Project site is not located in an area prone to the previously mentioned natural or manmade disasters. Thus, no pollutants would be released due to inundation by seiche, tsunami, or mudflow. Therefore, the Project would not involve the development of residential structures or impede flood flows.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to flood risks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to flooding.

**Threshold (i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? [Ontario GP Impact 5.9-3] [Not included in the 2021 CEQA Appendix G Thresholds]**

**No New or More Severe Impact:** According to the Ontario GP EIR Figure 5.9-2, the Project site is located within the San Antonio Creek Dam Failure Inundation area. This would leave the Project site potentially flooded to a depth of up to four feet. However, it is stated that dam failure for the San Antonio Creek Dam is very low due to the City's low potential for significant ground shaking earthquakes.[19] Furthermore, according to Ontario GP EIR Figure 5.9-2, in a case of dam failure, dam inundation would arrive at the Project site in approximately three to four hours, which would be enough to time to evacuate personnel and minimize human injury and hazards.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact due to flood risks. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to flooding.

**Overall Hydrology and Water Quality-Related Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to hydrology and water quality. Therefore, preparation of a SEIR is not warranted.

[19] City of Ontario. (2009). The Ontario Plan Draft EIR. 5.9 Hydrology. Page 5.9-23. Costa Mesa, CA: The Planning Center.

# 4.10 Land Use and Planning

## 4.10.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, implementation of the Ontario GP would not divide an established community. The Ontario GP includes a range of industrial, commercial, public, and residential uses. The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to land use and planning, and no mitigation is necessary to reduce potential impacts.

## 4.10.2 Analysis of Proposed Project

**Threshold (a) Physically divide an established community? [Ontario GP Impact 5.10-1]**

**No New or More Severe Impact:** The Project site is largely developed with, and surrounded by, industrial warehousing uses (see Section 2.1 for more detail). Consistent with the Ontario GP EIR, the Project would not divide an established community. The Project proposes to implement a warehouse/logistics facility. The Project would be similar and consistent with surrounding uses. Existing development within the Project area is already divided by the existing local roadway network, including Bon View Avenue, and the Project is not anticipated to create additional physical barriers between these uses. Therefore, there are no new or more severe impacts.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

**Threshold (b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? [Ontario GP EIR Impact 5.10-2]**

**No New or More Severe Impact:** No potentially significant impacts related to land use and planning are identified in the Ontario GP EIR. The Project would not require an amendment to the Ontario Plan EIR Land Use Element, because warehousing uses are permitted uses by right within industrial zones. As such, the Project would be consistent with applicable land use plans, including the Ontario GP. The Project does, however, propose the implementation of a Zone Change for the Project site's southern parcel (APN 1050-441-05) from zoning designation Light Industrial (IL) to General Industrial (IG). The Zone Change is intended to create a consistent zoning designation throughout the Project site. This change, however, is not expected to substantially affect established land use policies since both zoning designations allow for the Project's proposed uses. The Project would therefore not cause a significant

environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

**Threshold (c) Conflict with any applicable habitat conservation plan or natural community conservation plan. [Ontario GP EIR Impact 5.10-3] [Not included in the 2021 CEQA Appendix G Thresholds]**

See Section 4.4, threshold (f) above.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe land use impacts. A less than significant impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Therefore, no new and/or modified mitigation measures are required for issues related to land use.

**Overall Land Use and Planning Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to land use and planning. Therefore, preparation of a SEIR is not warranted.

# 4.11 Mineral Resources

## 4.11.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, two areas in the City are classified as Mineral Resource Zone (MRZ)-2: one is in the northwestern portion of the City and the second is along the eastern City boundary. These two areas total approximately 6,132 acres, or approximately 19 percent of the City's area; see Figure 5.11-1, Mineral Resource Zones of the Ontario GP EIR. The remainder of the City, approximately 81 percent of its area, is MRZ-3, where the significance of mineral deposits is unknown. Mineral resources in the City are limited to construction aggregates such as sand and gravel. There are currently no permitted mining operations in the City.

The Ontario GP EIR concluded that according to the Ontario Plan, it is not anticipated that the City would contain known deposits of precious gemstones, ores, or unique, or rare minerals within the Project vicinity and development projects would not result in significant impacts relative to mineral resources, and no mitigation measures were implemented.

## 4.11.2 Analysis of Proposed Project

**Threshold (a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? [Ontario GP EIR Impact 5.11-1]**

**Threshold (b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? [Ontario GP EIR Impact 5.11-1]**

**No New or More Severe Impact:** Consistent with the Ontario GP EIR conclusions, the Project site is not located in an area known to contain mineral resources that would be of value to the region and the residents of the State.[20] Additionally, implementation of the Project would not result in the loss of availability of a locally important mineral resources recovery site delineated in the Ontario GP or on California Department of Conservation mapping. No new or more severe impact relative to mineral resources not already evaluated in the Ontario GP EIR would occur with implementation of the Project. A less than significant impact would occur.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Overall Mineral Resources Impacts Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to mineral resources. Therefore, preparation of a SEIR is not warranted.

[20] California Department of Conservation. 2021. *Mineral Land Classification.* https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc (accessed August 21, 2021).

# 4.12 Noise

## 4.12.1 Summary of Previous Environmental Analysis

The Ontario GP EIR considered noise from construction activities as well as noise from operations during full buildout of the Ontario GP, including vehicle traffic the potential exposure of nearby residents and other sensitive receptors to noise. With implementation of mitigation measures, all noise impacts were determined to remain significant and unavoidable, with the exception of Ontario GP EIR 5.12-4, whose impact was deemed less than significant. The potential for significant levels of groundborne vibrations and noise would be sufficiently mitigated to less than significant levels.

## 4.12.2 Analysis of Proposed Project

**Threshold (a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? [Ontario GP EIR Impact 5.12-1, 5.12-2]**

**Threshold (c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. [Ontario GP EIR Impact 5.12-1, 5.12-2] [Not included in the 2021 CEQA Appendix G Thresholds]**

**No New or More Severe Impact:** The Ontario GP EIR found that the buildout of the Ontario GP would create increased traffic which would generate substantial amounts of noise within the City. This would also affect sensitive receptors due to the citywide increase of ambient noise levels.

Figure 5.12-1 of the Ontario GP EIR shows that existing noise levels in the Project area was between 60 to 65 decibels (dBA). The City projected that these noise levels would remain the same as shown in Figure 5.12-6 of the Ontario GP EIR. Noise levels for the Project would be similar to those currently generated at the Project site due to the similarity of the proposed uses with the existing uses. The Project does not include roadway improvements which would alter traffic patterns in the surrounding area. According to Figure 5.12-8 of the Ontario GP EIR, the Project site is not bounded by roadways which would experience increased noise levels. Because the Project would be consistent with the existing land use of the Project area, future noise impacts would be accounted for through the findings of the Ontario GP EIR. However, despite the significant impact identified in the Ontario GP EIR, the Project would occupy a specific area of the City which would not experience increased noise levels through the buildout of the Ontario GP.

Mitigation was found to not be suitable to reduce the significance of Impact 5.12-1 in the Ontario GP EIR, however, because the Project is unlikely to generate a significant amount of noise compared to the City's projections, mitigation is not required, and impacts would be less than significant. However, mitigation measure 12-1 was found suitable to reduce the significance of Impact 5.12-2 in the Ontario GP EIR.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

Mitigation measure 12-1 was proposed in the Ontario GP EIR. However, mitigation measure 12-1 is not applicable to the Project because the Project (1) does not involve a noise-sensitive use and (2) is not located within the 65 dBA CNEL contour line.

**Conclusion**

The Project would result in no new or more severe land use impacts. A significant and unavoidable impact was identified in the Ontario GP EIR. The Project would be designed consistent with the applicable guidelines and standards within the Ontario GP, Ontario MC, and Ontario Development Code. Despite the significant impacts identified in the Ontario GP EIR, Project impacts would be less than significant and no new and/or modified mitigation measures are required for issues related to noise levels.

**Threshold (b) Generation of excessive groundborne vibration or groundborne noise levels? [Ontario GP EIR Impact 5.12-3, 5.12-4]**

**No New or More Severe Impact:** The Ontario GP EIR found that groundborne vibrations due to construction activities had the potential to create significant impacts at full buildout of the Ontario GP. Construction of the Project could generate varying degrees of groundborne vibration depending on the construction procedure and the construction equipment used.

According to Ontario MC Section 5.29-04, manufacturing and industrial noise limits are 70 dBA during the 7 am to 10 pm period, and 70 dBA during the 10 pm to 7 am period. Furthermore, the Ontario GP states that vibrational annoyance are likely to occur once decibel velocity (VdB) exceeds 78 VdB within 25 feet of the sensitive receptor and structural damage is likely to occur once Root Mean Square (RMS) velocity exceeds 0.2 inches per second (in/sec) within 25 feet of a sensitive receptor. The nearest sensitive receptors are the multi-family residential uses approximately 200 feet south of the Project boundary.

Noise levels can be calculated using the following equation: Lv(D) = Lv(25 feet) - (30 x log10(D/25 feet)). Vibrational levels can be calculated using the following equation: $PPV_{equip} = PPV_{ref} \times (25/D)^{1.5}$. For these equations, $PPV_{equip}$ = the peak particle velocity in in/sec of the equipment adjusted for the distance; $PPV_{ref}$ = the reference vibration level in in/sec, D = the distance from the equipment to the receiver, and $L_v$ = the vibrational level.[21]

Table 7-4 of the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual lists construction equipment noise and vibration levels at 25 feet (112 VdB). **Table 5, Typical Construction Equipment Noise and Vibration Levels** displays noise levels at 200 feet using the above noise and vibration equations.

[21] Federal Transit Administration. (2018). *Transit Noise and Vibration Impact Assessment Manual*. Page 185.

**Table 5: Typical Construction Equipment Noise and Vibration Levels**

| Equipment | PPV at 25 Feet (in/sec) | PPV at 200 Feet (in/sec) | Exceed Threshold? (.2 in/sec) | Velocity at 25 Feet (VdB) | Velocity at 200 Feet (VdB) | Exceed Threshold? (78 VdB) |
|---|---|---|---|---|---|---|
| Pile Driver (Impact) Upper Range | 1.518 | 0.0671 | **NO** | 112 | 84.9 | **YES** |
| Pile Driver (Impact) Typical | 0.644 | 0.0285 | **NO** | 104 | 76.9 | **NO** |
| Pile Driver (Sonic) Upper Range | 0.734 | 0.0324 | **NO** | 105 | 77.9 | **NO** |
| Pile Driver (Sonic) Typical | 0.17 | 0.0075 | **NO** | 93 | 65.9 | **NO** |
| Clam shovel drop (Slurry Wall) | 0.202 | 0.0089 | **NO** | 94 | 66.9 | **NO** |
| Hydromill (Slurry Wall) in Soil | 0.008 | 0.0004 | **NO** | 66 | 38.9 | **NO** |
| Hydromill (Slurry Wall) in Rock | 0.017 | 0.0008 | **NO** | 75 | 47.9 | **NO** |
| Vibratory Roller | 0.21 | 0.0093 | **NO** | 94 | 66.9 | **NO** |
| Hoe Ram | 0.089 | 0.0039 | **NO** | 87 | 59.9 | **NO** |
| Large bulldozer | 0.089 | 0.0039 | **NO** | 87 | 59.9 | **NO** |
| Caisson drilling | 0.089 | 0.0039 | **NO** | 87 | 59.9 | **NO** |
| Loaded trucks | 0.076 | 0.0034 | **NO** | 86 | 58.9 | **NO** |
| Jackhammer | 0.035 | 0.0015 | **NO** | 79 | 51.9 | **NO** |
| Small Bulldozer | 0.003 | 0.0001 | **NO** | 58 | 30.9 | **NO** |

Source: Federal Transit Administration. (2018). *Transit Noise and Vibration Impact Assessment Manual. Table 7-4*. Page 184.

The Project would generate vibrational levels well below the acceptable thresholds established by the FTA. Similarly, use of construction equipment would not generate noise levels beyond established levels except in the upper range of impact pile drivers. However, the upper range is not consistently used during construction activities and would occur in short-term temporary events. The typical range is more indicative of average equipment usage.

It is also acknowledged that construction activities would occur throughout the Project site and would not be concentrated at the point closest to the nearest residential structure. Therefore, vibration impacts associated with the Project would be less than significant.

Once operational, the Project would not be a source of groundborne vibration. Operations of the Project would include truck deliveries. Due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated events, vehicular traffic-induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way, and rarely results in vibration levels that cause damage to buildings in the vicinity. The nearest sensitive receptors are approximately 200 feet from the Project boundary. At 200 feet, impacts would be less than significant in this regard.

## Mitigation Program

### Mitigation Measures from the Final EIR

Mitigation measures 12-2 and 12-3 were proposed in the Ontario GP EIR. However, mitigation measures 12-2 and 12-3 are not applicable because the Project would not generate noise or vibrations above established thresholds and is not directly adjacent to the Union Pacific Railroad or Southern California Regional Rail Authority main lines.

**Conclusion**

No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

**Threshold (d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? [Ontario GP EIR Impact 5.12-5] [Not included in the 2021 CEQA Appendix G Thresholds]**

**Construction**

Construction-related activities would temporarily increase ambient noise levels in the Project vicinity. Construction-related noise levels at and near the Project site would fluctuate depending on the level and type of construction activity on a given day. The analysis performed in the Final EIR used conservative assumptions to calculate worst-case construction noise levels. Noise from Project construction activities could be audible at nearby residential uses. Construction noise would be intermittent and last for several days or a few weeks. Short-term noise impacts associated with excavation, earthmoving, and construction activities would be considered less than significant if: 1) construction activities are limited to daytime hours; 2) construction equipment is equipped with noise control filters, as appropriate; and 3) construction activity is monitored to ensure that noise reduction specifications and guidelines are met. Project construction would be implemented in accordance with these conditions. It is not anticipated that construction of the Project would result in new short-term noise impacts or increase the severity of impacts previously analyzed in the Final EIR. Additionally, the Project would be required to comply with Mitigation Measure 12-4. Therefore, no further environmental review is required.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

Mitigation Measure 12-4 was identified in the Ontario GP EIR. However, mitigation measure 12-4 is not applicable to the Project since the analysis within this Addendum EIR provides suitable substantiation for the anticipation of less than significant noise impacts.

**Conclusion**

Mitigation Measure 12-4 would reduce construction noise levels. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

**Threshold (e, f) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? [Ontario GP EIR Impact 5.12-6]**

**No New or More Severe Impact:** The Ontario International Airport is located approximately 1.4 miles northeast of the Project site. As stated in Section 4.8 (threshold f) above, the Project site is located within the Airport Influence Area of the LAONT. However, the Project site is located within the 60- 65 dB CNEL

noise impact zone of the airport.[22] The Project's proximity would not likely be significantly affected by overhead aircraft noise. According to Table 2-3 of the LAONT land use plan, industrial uses are considered normally compatible for noise levels ranging from less than 60 dBA to 70 dBA.[23] Additionally, the Project site is not located within the vicinity of a private airstrip. Accordingly, no new impact or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would change the impact finding.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

Ontario GP EIR mitigation measure 12-1 would be used to minimize impacts. However, mitigation measure 12-1 is not applicable to the Project because the Project (1) does not involve a noise-sensitive use and (2) is not located within the 65 dBA CNEL contour line.

**Conclusion**

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

**Overall Noise Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to noise. Therefore, preparation of a SEIR is not warranted.

[22] The Ontario International Airport – Inter Agency Collaborative (ONT-IAC). (2018). Ontario International Airport Land Use Compatibility Plan (July 2018 Amendment) Map 2-3. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ONT-AIA-policy-map-2-3rev2-1.pdf (Accessed August 9, 2021)

[23] Ibid. Table 2-3. Retrieved from: https://www.ont-iac.com/wp-content/uploads/2019/02/ALUCP-Chap-2-Table-2-3-Noise-Criteria-Amendment-July-2018-Final-Doc.pdf (Accessed August 9, 2021)

## 4.13 Population and Housing

### 4.13.1 Summary of Previous Environmental Analysis

According to the Ontario GP EIR, buildout of the Ontario GP would not result in any significant impacts to existing residential units within the City. Should future development proposals result in the potential for displacement of residential uses, each development application would be reviewed on a case-by-case basis for impacts. As such, the Ontario GP EIR concluded that impacts in this regard would be less than significant and no mitigation measures were recommended.

### 4.13.2 Analysis of Proposed Project

**Threshold (a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? [Ontario GP EIR Impact 5.13-1]**

**No New or More Severe Impact:** The Ontario GP EIR concluded that the implementation of the Ontario GP would include population growth that exceeded SCAG projections. SCAG projections for 2035 were 337,095, and the Ontario GP anticipated a population of 360,851 persons. However, impacts were anticipated to be less than significant due to the creation of balanced land uses.

The Project would not induce population growth through the introduction of housing because no housing is associated with the development. Furthermore, the Project would not propose modifications to land uses and would involve similar activities to those currently conducted on the Project site. While the construction phase may temporarily generate employment, these jobs would not remain constant enough to generate population growth.

SB 330, the Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. In this instance, SB 330 is not applicable because as previously noted, the Project does not propose any housing and the Project site is not zoned for residential development. Due to the continuation of similar land uses, a less than significant impact would occur.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

No mitigation measures were identified in the Ontario GP EIR.

**Conclusion**

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

**Threshold (b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? [Ontario GP EIR Impact 5.13-2]**

**No New or More Severe Impact:** The Project involves the development of new industrial uses in an area that is currently occupied by industrial warehousing land uses. The Project would be consistent with the established land use designations of the Project area and therefore the Ontario GP. As the Project does not remove currently occupied housing, or reduce the City's capacity for housing, the provision of replacement housing would not be necessary. No impact would occur in this regard.

**Mitigation Program**

**Mitigation Measures from the Final EIR**

No mitigation measures were identified in the Ontario GP EIR.

**Conclusion**

There are no new potentially significant impacts associated with the Project; therefore, no new and/or refined mitigation measures are required.

**Overall Population and Housing Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to population and housing. Therefore, preparation of a SEIR is not warranted.

## 4.14 Public Services

### 4.14.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that there is potential for service needs to increase relative to fire protection, police protection, and schools with the implementation of the Ontario GP. However, these increases in population would still remain within the City's service capacity. The Ontario GP EIR also concluded that implementation of the Ontario GP would not significantly increase the demand for library services that would require construction of additional library facilities.

**Threshold (a)** **Result in a substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection services, police protection services, school services, parks services, and other public facilities*?* [Ontario GP EIR Impact 5.14-1, 5.14-2, 5.14-3, 5.14-4]**

**No New or More Severe Impact:** The Project does not include or require construction of any new or physically altered fire protection, police protection, school, or other public facilities. Prior to commencement of construction activities, the Project plans would be reviewed by applicable local agencies to ensure compliance with the Ontario MC and Ontario Development Code, as well as all applicable regulations to ensure adequate site signage, lighting, and other crime safety preventative measures. This includes fair use fees which are sourced from developers that are distributed to City services such as fire and police protection facilities. The nearest Ontario Fire Department (OFD) station is OFD Station 3 located approximately 0.8 miles northeast of the Project site. The nearest Ontario Police Department (OPD) is approximately 2.4 miles southeast of the Project site.

Construction of the Project would not result in adverse physical impacts associated with the provision of or need for new or physically altered public facilities, and would not adversely affect service ratios, response times, or other performance objectives. Compliance with applicable local regulations would ensure that Project construction would result in a less than significant impact to public services.

Since the Project site is already served by the existing fire station, and the Project would be constructed pursuant to existing California Fire Code regulations, the Project would not result in the need for new or physically altered police and/or fire department facilities that could cause significant environmental impacts.

The Project does not have a residential component and would therefore not directly introduce new residents to the City that would require public services.

No new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available. Impacts to fire protection, police protection, schools, and other public facilities are anticipated to be less than significant. Lastly, the Project's payment of the General City Development Impact Fees, a portion of which is allocated to the fire department(s), would aid in offsetting any potential impacts.

## Mitigation Program

### Mitigation Measures from the Ontario GP EIR

No mitigation measures were identified in the Ontario GP EIR.

## Overall Public Services Impact Conclusion

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts, with respect to public services. Therefore, preparation of an SEIR is not warranted.

# 4.15 Recreation

## 4.15.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that future development associated with the Ontario GP would not result in a significant impact due to the inclusion of helpful policies. Although Project could create temporary employment opportunities through the construction phase, the overall use would be consistent with the established land use.

## 4.15.2 Analysis of Proposed Project

**Threshold (a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? [Ontario GP EIR Impact 5.15-1]**

**Threshold (b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? [Ontario GP EIR Impact 5.15-1]**

**No New or More Severe Impact:** The Ontario GP EIR concluded that the population growth included in the implementation of the Ontario GP would increase demand for parkland and open space beyond the preferred ratio of three acres per 1,000 residents and would necessitate a policy change to increase this ratio to 5 acres per 1,000 residents (currently Policy PR1-5). Policy PR1-6 also provides a minimum of two acres of developed private park space per 1,000 residents.

The Project does not include residential uses which would directly increase the City's population or demands on park facilities. Specifically, the Project is not anticipated to substantially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated, nor would it include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation measures were proposed in the Ontario GP EIR.

**Overall Recreation Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts, with respect to recreation. Therefore, preparation of an SEIR is not warranted.

# 4.16 Transportation

## 4.16.1 Summary of Previous Environmental Analysis

The Ontario GP EIR identified one impact area which would create significant and unavoidable impacts. The Ontario GP EIR found that through the buildout of the Ontario GP, traffic would increase and lower the service levels of intersections within the City significantly. Mitigation is proposed in order to reduce this impact; however, the impact was determined to be significant and unavoidable regardless of mitigation. Other potential impacts due to the implementation of the Project were found to be less than significant without the need for mitigation.

## 4.16.2 Analysis of Proposed Project

**Threshold (a, g) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? [Updated to 2021 CEQA Appendix G Thresholds] [Ontario GP Impact 5.16-1 and 5.16-5]**

**Threshold (b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? [Ontario GP Impact 5.16-1]**

**No New or More Severe Impact:** The Ontario GP EIR did not study the intersections nearest to the Project site. However, the nearest major intersections would remain at a level of service (LOS) that is suitable and less than significant. These intersections include Campus Avenue and Philadelphia Street, Grove Avenue and Francis Avenue, and Grove Avenue and Philadelphia Street.

The Project would involve the development of a warehousing facility that is consistent with the land use designations and regulations of the Project area. Furthermore, the Project would be developed similarly to the current existing uses which consist of industrial structures and activities. The Project would not include roadway modification to adjacent streets (Cedar Street and Bon View Avenue) apart from the replacement of the five (5) existing driveways with two (2) proposed driveways to provide ingress and egress to/from the Project site. The similarity between the existing uses and the Project imply that traffic intensity would not substantially change. Further, the intersections studied by the Ontario GP EIR show a less than significant LOS through the implementation of the Ontario GP.

As well, The Project also does not include roadway improvements that would modify pedestrian, mass transit, or bicycle infrastructure. Roadways would continue to function under their current form.

Moreover, with respect to CEQA Guidelines section 15064.3 regarding the Project's vehicles miles traveled (VMT) impact, the Project is screened out from VMT due to its location within a low VMT generating zone. Therefore, impacts from the Project would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

The Ontario GP EIR proposed mitigation measure 16-1 to minimize impacts to less than significant. However, mitigation measure 16-1 is imposed solely upon the City, and is therefore not applicable to the proposed Project.

**Conclusion**

The Project would not further exceed roadway usage capacities or traffic thresholds established within the City. No new impacts or a substantial increase in the severity of the previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified that would impact the prior finding under this issue area.

**Threshold (c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? [Ontario GP EIR Impact 5.16-2] [Not included in the 2021 CEQA Appendix G Thresholds]**

**No New or More Severe Impact:** The Project does not involve the modification of air traffic infrastructure, plans, or policies. No impact would occur.

**Mitigation Program**

None identified in the Ontario GP EIR.

**Conclusion**

No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified that would impact the prior finding of no significant impact under this issue area.

**Threshold (d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) [Ontario GP EIR Impact 5.16-3]**

**Threshold (e) Result in inadequate emergency access? [Ontario GP EIR Impact 5.16-3]**

**No New or More Severe Impact:** The Project's geometric design features, including the entrances and internal driveway system, have been designed to meet the standards for the turning radii of large trucks with trailers. This is also beneficial for the access of emergency response equipment, including a ladder fire truck. The Project area is currently developed, and no agricultural activities occur in the Project area; therefore, there would be no incompatible use with farm equipment.

Furthermore, the Ontario GP EIR found that the surrounding intersections would operate at a sufficient LOS. Despite Bon View Avenue not being analyzed in the Ontario GP EIR, the replacement of the five (5) existing driveways with two (2) proposed driveways is not expected to create hazardous driving conditions. The Project would, therefore, generate a less than significant traffic hazard impact, and no mitigation would be required.

Project construction activities could require the restriction of public access in its duration. Standard construction safety measures would also be applied which would include appropriate signage and flagmen visible to approaching motorists and pedestrians indicating access options and warnings. Emergency access would also be maintained during Project operations through the dual driveway access connected to Bon View Avenue. Therefore, impacts would be less than significant.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no or more severe new impact as it pertains to geometric design feature or incompatible uses. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

**Threshold (f) Result in inadequate parking capacity? [Ontario GP EIR Impact 5.16-4] [Not included in the 2021 CEQA Appendix G Thresholds]**

**No New or More Severe Impact:** Parking requirements for the Project site's land use designation require that for the development of warehousing, one parking space be provided for every 1,000 square feet for the initial 20,000 square feet of gross floor area, and one parking space provided for every 2,000 square feet thereafter. Additionally, the Project would be required to provide one (1) trailer parking space for every four (4) dock doors. Therefore, the proposed 174,603-square foot warehouse Project with twenty three (23) dock doors would be required to provide 97 auto parking stalls and 6 trailer stalls to maintain compliance with the Ontario Development Code. The Project is proposing 100 standard parking stalls and 19 trailer stalls, thereby exceeding the required parking for the Project site, and resulting in a less than significant impact.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

None identified in the Ontario GP EIR.

**Conclusion**

The Project would result in no or more severe new impact as it pertains to parking capacity. No new impacts or a substantial increase in the severity of a previously identified significant impact evaluated in the Ontario GP EIR would occur. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact under this issue area.

**Overall Transportation Impact Conclusion**

The Project would result in no or more severe new impact to transportation systems. With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to transportation. Therefore, preparation of an SEIR analysis is not warranted.

# 4.17 Utilities and Service Systems

## 4.17.1 Summary of Previous Environmental Analysis

The Ontario GP EIR concluded that implementation of the Ontario GP would not result in significant impacts relative to utilities and service systems. However, the implementation of the below referenced mitigation measures was recommended.

## 4.17.2 Analysis of Proposed Project

**Threshold (a,e,h) 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? [Ontario GP EIR Impact 5.17-1, 5.17-3, 5.17-5]**

**Threshold (b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? [Ontario GP EIR Impact 5.17-1]**

**No New or More Severe Impact:** The Project is proposed for development in a manner that has been accounted for in the Ontario GP EIR, including the potential water and wastewater required for the site. The Project would generate a water demand of 2,290 gallons per day per acre (gpd/ac).[24] The 7.47 net acre Project site area would require approximately 17,106 gallons per day (gpd) or 19.16 acre-feet a year (AFY). This would have only comprised approximately 0.04 percent of the projected supply at the time of the Ontario GP EIR (47,741 acre-feet). Based on the updated Urban Water Management Plan (UWMP), this would comprise 0.05 percent of the 2015 existing water supply (36,153 acre-feet). The Project would also comprise 0.04 percent of the water supply in the year 2025 (43,709 acre-feet).

Because the Project's proposed warehousing use is consistent with the Project site's existing and proposed zoning districts (General Industrial (IG) and Light Industrial (IL)), the Project is anticipated to have a negligible impact on the previously mentioned resources. Additionally, the Ontario GP EIR determined that impacts to storm water drainage facilities would be less than significant. The Project would not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide additional sources of polluted runoff.

The Ontario GP EIR concluded that sufficient stormwater infrastructure exists to service the buildout of the Ontario GP while projecting the development of new stormwater facilities in undeveloped areas. The Project would occupy a portion of the City which has been previously developed with current industrial uses. The Project would not require the development of additional stormwater facilities. As discussed in **Section 4.9, Hydrology and Water Quality**, the Project would be required to comply with an adopted NPDES and associated SWPPP containing BMPs meant to minimize impacts from drainage.

Furthermore, as previously addressed, the Project would be required to prepare a SWPPP that details construction and post-construction measures to control surface runoff in a manner that is consistent with master planning efforts. Therefore, associated impacts are considered less than significant with mitigation

[24] Ontario Municipal Utilities Company (2016). 2015 Urban Water Management Plan. Appendix B. Page 16. Retrieved from: https://www.ontarioca.gov/sites/default/files/Ontario-Files/Municipal-Utilities-Company/2015_urban_water_management_plan_update_9-18-2018.pdf (accessed August 9, 2021)

applied. Accordingly, no new or more severe impact from a previously identified significant impact evaluated in the Ontario GP EIR would occur.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

The Ontario GP EIR identified mitigation measures 17-1, 17-2, and 17-3 to reduce potential impacts. However all of these mitigation measures (17-1 through 17-3) are imposed solely on the City, and are therefore not applicable to the Project.

**Conclusion**

The Project would result in no new or more severe new impact as it pertains to placement of utilities and sewer systems. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact.

**Threshold (c) Would exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? [Ontario GP EIR Impact 5.17-2] [Not included the 2021 CEQA Appendix G Thresholds]**

**Threshold (d) Would 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? [Ontario GP EIR Impact 5.17-2]**

**No New or More Severe Impact:** See discussion for Threshold (a) above. The City is a member agency of the IEUA, which provides the City contracting privileges with the IEUA for off-site collection, treatment, disposal, and reuse. The Ontario GP EIR concluded that the buildout of the Ontario GP would generate approximately 56.4 million gallons per day (mgd) of wastewater. The City has a total wastewater treatment capacity of 108 mgd.

The wastewater generated by the Project would be approximately 18,875 gallons per day or 0.019 mgd based on wastewater generation rates previously approved by IEUA (2,500 gallons per day per acre for industrial use). This represents a nominal increase in wastewater generation and is within the assumptions of the previous analysis contained within the Ontario GP EIR. No significant impacts are anticipated with respect to providing adequate wastewater facilities to serve the Project.

**Mitigation Program**

No mitigation was proposed for this impact in the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact as it pertains to wastewater treatment capacity. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact to wastewater treatment systems.

**Threshold (f) 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? [Ontario GP EIR Impact 5.17-4]**

**Threshold (g) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? [Ontario GP EIR Impact 5.17-4]**

**No New or More Severe Impact:** The Ontario GP EIR determined that the Ontario GP would not result in significant impacts relative to solid waste. Implementation of the Project would be expected to generate additional waste during the temporary, short-term construction phase, as well as the long-term operational phase.

Solid waste service for the City is provided by the El Sobrante Landfill located southeast of the City. According to the California Department of Resources Recycling and Recovery (CalRecycle), the landfill has a maximum throughput of 16,054 tons per day. This landfill has a maximum permitted capacity of approximately 209.9 million cubic yards, and the landfill has a remaining capacity of approximately 144 million cubic yards. The landfill has an expected operational life through 2051.[25]

According to the Ontario GP EIR, trash is generated at a rate of 1.85 tons per employee per year (tons/employee/year). According to the SCAG Employment Density Study, warehouse uses in San Bernardino County generate employees at a rate of one employee every 2,111 square feet. For the 174,603 square foot warehouse that would amount to approximately 82 employees. These 82 employees would therefore generate approximately 153tons of solid waste. This amounts to approximately one percent of the El Sobrante daily throughput. Furthermore, the Project would occupy an area currently occupied by a similar use. The removal and replacement of that use would further minimize the additional solid waste generated by the Project.

Additionally, the Project, as with all other development in the City, would be required to adhere to City ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated and no mitigation is required. Consistent with the Ontario GP EIR, the Project would have a less than significant impact.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation was identified for the Ontario GP EIR.

**Conclusion**

The Project would result in no new or more severe impact as it pertains to conflict with solid waste standards and regulations. Additionally, no new information of substantial importance that was not known and could not have been known at the time the Ontario GP EIR was certified is available that would impact the prior finding of no significant impact to solid waste generation.

[25] CalRecycle. 2021. *El Sobrante Landfill.* https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/2280?siteID=2402 (Accessed August 9, 2021).

**Overall Utility and Service Systems Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts from the previously identified impacts with respect to utilities and service systems. Therefore, preparation of an SEIR is not warranted.

## 4.18 Tribal Cultural Resources

The revised CEQA Guidelines include a new separate discussion for Tribal Cultural Resources (TCRs). This section briefly examines potential impacts related to TCRs that could result from implementation of the Project. The analysis is based primarily on confidential cultural resource studies conducted for the Project. Public Resource Code (PRC) language relevant to the TCR thresholds is below:

PRC Section 21074 defines a TCR as follows:

(a) "Tribal cultural resources" are either of the following:

  (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

    (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources.

    (B) Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.

  (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) above is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

Subdivision (k) of PRC Section 5020.1 is as follows:

(k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.

Subdivision (c) of PRC Section 5024.1 is as follows:

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

  (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

  (2) Is associated with the lives of persons important in our past.

  (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

  (4) Has yielded, or may be likely to yield, information important in prehistory or history.

### 4.18.1 Analysis of Proposed Project

**Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:**

**Threshold (a)** **Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or**

**Threshold (b)** **A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

A Cultural Resource Technical Report (CRTR) was created for the Project by Sapphos Environmental, Inc. in August 2021. The CRTR creation included a cultural resources records search described in Section 4.5 above, reconnaissance-level pedestrian cultural resources survey, and Sacred Lands File (SLF) Search with the NAHC. The result of the SLF check conducted through the NAHC found that there were potential sacred lands within the USGS 7.5 Quadrangle that the Project was within. However, this area is expansive, and it was deemed unlikely that any sacred lands were within the specific Project area due to its small scale and developed nature.[26]

Assembly Bill (AB) 52, does not apply to this Project as the CEQA document is an Addendum to the Ontario GP EIR and not subject to the provisions of AB 52. Furthermore, record searches and the field survey did not reveal the presence of tribal cultural resources or burial sites within the area. [27]

Evidence collected during the creation of the CRTR indicated a lack of tribal cultural resources, thereby minimizing potential for the discovery of previously undocumented cultural resources within the Project area. However, Standard Condition No. 1 from Public Resources Code Section 5097.98 would be implemented to ensure that any tribal cultural resource encountered during Project development would be handled correctly and respectfully. Based on the above, a less than significant impact would occur.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation measures are proposed within the Ontario GP EIR. However, compliance with Public Resources Code Section 5097.98 (Standard Condition No. 1 shown below) is proposed in the Ontario GP EIR to ensure no significant impacts.

**Conclusion**

No new impact related to tribal cultural resources would occur.

[26] Sapphos Environmental, Inc. (2021). *1948 S. Bon View Avenue, Ontario, California Cultural Resources Technical Report*. Page 25.
[27] Ibid Page 26.

**Overall Tribal Cultural Resources Impacts Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to tribal cultural resources. Therefore, preparation of an SEIR is not warranted.

## 4.19 Energy

The revised CEQA Guidelines include a new separate discussion for energy resources. This section briefly examines potential impacts related to energy resources that could result from implementation of the Project.

**Threshold (a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

**Threshold (b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

Energy usage was analyzed in the Ontario Plan EIR Section 5.17, Utilities and Service Systems. The Ontario GP EIR concluded that although the buildout associated with the Ontario GP would inevitably increase energy demand within the City, energy demands would be able to be accommodated by existing service providers Southern California Edison (SCE) for electricity and Southern California Gas Company (SCG) for natural gas. As well, the construction of additional energy infrastructure within the City would be conducted by the City's energy providers.

The Project would redevelop a previously developed portion of the City with industrial warehousing uses. These uses would be consistent with the Ontario GP and the buildout analyzed in the Ontario GP EIR. As well, construction and operation of the Project would be required to comply with all relevant Federal, State, and local regulations involving energy usage, including the CBC.

The Project is not anticipated to result in an impact on the environment due to wasteful, inefficient, or unnecessary consumption of energy resources. A less than significant impact would occur from energy consumption from the Project implementation.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation measures were identified in the Ontario GP EIR.

**Conclusion**

No new or more significant impact from energy consumption would occur.

**Overall Energy Impact Conclusion**

With regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new impacts, or increase the severity of the previously identified impacts, with respect to energy. Therefore, preparation of a SEIR is not warranted.

## 4.20 Wildfire

The revised CEQA Guidelines include a new separate discussion for Wildfire hazards. This section briefly examines potential impacts related to wildfire hazards that could result from implementation of the Project.

### 4.20.1 Analysis of Proposed Project

**Threshold (a) Substantially impair an adopted emergency response plan or emergency evacuation plan?**

**Threshold (b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

**Threshold (c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

**Threshold (d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

The Ontario GP EIR assessed that the City was at increased risk of wildfire hazards due to its location within Southern California. This risk was attributed to the region's lower rate of precipitation, topography, and native vegetation. However, the development modern fire-resistant materials and tools have greatly reduced these risks. As well, the City's continued compliance with State Fire Codes further reduce the risks of wildfire.

As stated in Impact discussion 4.8(h), the Project site is not located within or adjacent to land designated as a very high fire hazard severity zone.[28] Furthermore, the Project site is located in a flat/leveled area which does not include wild habitat and is not located near hillsides. The Project site is surrounded by a fully developed industrial area in all directions. Additionally, the Project site would not require the installation of additional roads, fuel breaks, emergency water sources, or other features that could result in fire risks.

Finally, as discussed in ***Section 4.6*** and ***Section 4.9***, the Project site is not exposed to flooding, landslides, runoff conditions. Therefore, a less than significant impact is expected to occur.

**Mitigation Program**

**Mitigation Measures from the Ontario GP EIR**

No mitigation measures were identified in the Ontario GP EIR.

**Conclusion**

No new or more significant impacts due to wildfire risks would occur.

[28] CAL FIRE FRAP (2021). Fire Hazard Severity Zone Viewer. https://egis.fire.ca.gov/FHSZ/ (Accessed August 9, 2021).

**Overall Wildfire Impact Conclusion**

With regard to CEQA Statute Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the Project would not result in any new or more severe impacts with respect to Wildfire. Therefore, preparation of an SEIR is not warranted.

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# 5 DETERMINATION OF APPROPRIATE CEQA DOCUMENTATION

The following discussion lists the appropriate subsections of Sections 15162 and 15164 of the CEQA Guidelines and provides justification for the City to make a determination of the appropriate CEQA document for the Project, based on the environmental analysis provided above.

**CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations**

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that Project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the Project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The City proposes to implement the Project within the context of the Ontario GP EIR, as described in this Addendum. As discussed in the Environmental Impact Analysis section of this Addendum, no new or more severe significant environmental effects beyond what was evaluated in the Ontario GP EIR would occur.

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

As documented herein, no circumstances associated with the location, type, setting, or operations of the Project have substantively changed beyond what was evaluated in the Ontario GP EIR; and none of the Project elements would result in new or more severe significant environmental effects than previously identified. No major revisions to the Ontario GP EIR are required.

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant environmental effects not discussed in the previous EIR or negative declaration;

No new significant environmental effects beyond those addressed in the Ontario GP EIR were identified.

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Significant Project-related effects previously examined would not be more severe than were disclosed in the Ontario GP EIR as a result of the Project. Impacts associated with all environmental resource areas would be the same as or less than disclosed in the adopted Ontario GP EIR. Implementation of the Project within the context of the Ontario GP would not substantially increase the severity of previously identified impacts.

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

No mitigation measures or alternatives were found infeasible in the certified Ontario GP EIR.

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

No other mitigation measures or feasible alternatives have been identified that would substantially reduce significant impacts.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subsection (a). Otherwise, the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

Subsequent to certification of the Ontario GP EIR in June 2009, additional technical analyses were performed for the Project and are the subject of this Addendum. Based on the analysis in this document, the Project would not result in any new significant environmental effects nor would it increase the severity of significant effects previously identified in the Ontario GP EIR. None of the conditions listed under subsection (a) would occur that would require preparation of a subsequent EIR.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subsection (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation, no other Responsible Agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

None of the conditions listed in subsection (a) would occur as a result of the Project. No SEIR is required.

**CEQA Guidelines Section 15164 – Addendum to an EIR or Negative Declaration**

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

As described above, none of the conditions described in the CEQA Guidelines Section 15162 calling for the preparation of a SEIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

None of the conditions described in Section 15162 calling for preparation of a subsequent EIR would occur as a result of the Project. Therefore, an addendum to the certified Ontario GP EIR is the appropriate CEQA document for the Project.

(c) An addendum need not be circulated for public review but can be included in or attached to the Ontario GP EIR or adopted negative declaration.

This Addendum will be attached to the Ontario GP EIR and maintained in the administrative record files at the City.

(d) The decision-making body shall consider the addendum with the Ontario GP EIR or adopted negative declaration prior to making a decision on the project.

The City will consider this Addendum with the Ontario GP EIR prior to making a decision on the Project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the Project, or elsewhere in the record. The explanation must be supported by substantial evidence.

This document provides substantial evidence for City records to support the preparation of this Addendum for the Project.

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# 6 CONCLUSION

This Addendum has been prepared in accordance with the provisions of the CEQA Statute and the CEQA Guidelines to document the finding that none of the conditions or circumstances that would require preparation of a SEIR, pursuant to Section 15162 and Section 15164 of the CEQA Guidelines, exist in connection with the Project. No major revisions would be required to the Ontario GP EIR prepared for the Ontario GP as a result of the Project. No new significant environmental impacts have been identified. Since the certification of the Ontario GP EIR, there has been no new information showing that mitigation measures or alternatives once considered infeasible are now feasible or showing that there are feasible new mitigation measures or alternatives substantially different from those analyzed in the EIR that the City declined to adopt. Therefore, preparation of a SEIR is not required and the appropriate CEQA document for the Project is this Addendum to the Ontario GP EIR. This document will be maintained in the administrative record files at the City.

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# APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM

| Mitigation Measures | Responsibility for Implementation | Timing | Responsibility for Monitoring | Monitor (Signature Required) (Date of Compliance) |
|---|---|---|---|---|
| **AIR QUALITY** | | | | |
| **MM 3-1:** The City of Ontario Building Department shall require that all new construction projects incorporate feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:<br>• Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:<br>  ○ Requiring use of nontoxic soil stabilizers to reduce wind erosion.<br>  ○ Applying water every four hours to active soil disturbing activities.<br>  ○ Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.<br>• Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.<br>• Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.<br>• Limiting nonessential idling of construction equipment to no more than five consecutive minutes.<br>• Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf. | Project Applicant | Ongoing during construction | City of Ontario Building Department | |
| **MM 3-2**: The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks). | Project Applicant | Prior to Issuance of Building Permit | City of Ontario Building Department | |

## APPENDIX B

CULTURAL RESOURCE TECHNICAL REPORT

# Bon View Project, Ontario, California

## Cultural Resources Technical Report

Prepared for:

Bon View Land 10, LLC &
BV Investments 10, LLC
as tenants-in-common
2442 Dupont Drive
Irvine, CA 92612

Prepared by:

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August 25, 2021

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# EXECUTIVE SUMMARY

The proposed project is located at 1948 S. Bon View Avenue in the City of Ontario (city), within San Bernardino County, California. The proposed project is located within the Ontario U.S. Geological Survey (USGS) 7.5-minute quadrangle map, on the center of the city. The site is operated as an industrial property.

The project proposes the development of one 175,047-square-foot (sf) building containing 170,547 sf of warehousing space and 4,500 sf of office space split between two floors. The office portion of the building would be located in its southeast corner. The project site has a proposed floor-area ratio (FAR) of 0.54, with a maximum of 0.55 allowed in Industrial land use areas. Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue.

The purpose of this Cultural Resources Technical Report (CRTR) is to provide the client with a cultural resources assessment for the project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to the California Environmental Quality Act (CEQA) to the maximum extent feasible and practicable. The term cultural resources within this report refers to a historical resource under CEQA, defined as "a resource listed in, or determined eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources or a resource included in a local register of historical resources," including built and archaeological resources.[1] Additionally, this CRTR addresses tribal cultural resources as required by CEQA. Where it is infeasible to avoid impacts, the consideration of mitigation measures and alternatives would be required.

**Historical and Archaeological Resources**

The consideration of potential impacts was based on an archives and records search; literature review; coordination with the Native American Heritage Commission (NAHC), and a site visit of the project area completed on August 12, 2021.

No (0) previously recorded historical resources or archaeological sites and no (0) previously recorded prehistoric or historic isolates have been identified in the study area. One locally eligible City of Ontario (City) Historic Landmark is located within the proposed project site, and no (0) designated City Landmarks are located within a 0.25-mile radius of the project site. The results of the Sacred Lands File search conducted by the Native American Heritage Commission were negative. No new archaeological resources were identified during the archaeological pedestrian survey.

[1] California Environmental Quality Act Statue and Guidelines 2021, Section 15054.5 (a)(1)(2).

**Cemeteries and Human Remains**

There are no formal cemeteries located within the proposed project area. In addition, there are no known human remains, grave goods, or funerary objects within the proposed project area.

**Tribal Cultural Resources**

As a result of the request for review of the Sacred Lands File (SLF) from the NAHC, it has been determined that there are no sacred lands recorded on the same 7.5-minute-scale quadrangle (approximately 50 square miles) as the project site.

**Recommendations**

This CRTR resulted in the determination that the proposed project would result in less than significant impacts to listed or eligible for listing cultural resources from construction, operation, and maintenance of the proposed project.

# *SECTION 1.0*
# *INTRODUCTION*

The subject property is located at 1948 S. Bon View Avenue, Ontario, San Bernardino County, California. This Cultural Resource Technical Report (CRTR) was prepared to demonstrate compliance with the California Environmental Quality Act (CEQA); specifically, Appendix G of the CEQA Guidelines for historical resources and tribal cultural resources (see Section 2.2, *Project Description* for full project description).

## 1.1 GOAL OF THE CULTURAL RESOURCES TECHNICAL REPORT

This CRTR has been prepared to provide a historical and tribal cultural resources assessment for the proposed project such that construction, operation, and maintenance may be undertaken in a manner that avoids known or observed cultural resources afforded consideration pursuant to CEQA to the maximum extent feasible and practicable. This analysis was undertaken to determine if the proposed project would result in significant impacts to cultural resources, requiring the consideration of mitigation measures or alternatives in accordance with CEQA regulations.[2]

## 1.2 METHODS

This report was prepared by Sapphos Environmental, Inc. The identification of existing resources and evaluation of potential impacts is based on information gathered from published and unpublished literature, South Central Coastal Information Center (SCCIC) June 2021 record search results, August 2021 Native American Heritage Commission results, California Office of Historic Resources Built Environment Directory, a review of current and historic maps and aerial photographs, and a site visit completed on August 12, 2021, to characterize the existing conditions relative to cultural and tribal cultural resources. In addition, an intensive pedestrian archaeological survey of any unpaved, or non-landscaped areas was performed by a qualified archaeologist on August 12, 2021.

## 1.3 SCOPE OF INVESTIGATION

The investigation covers the areas required by CEQA including historical resources, archaeological resources, human remains, and tribal cultural resources. Databases were reviewed for the project site and a 0.25-mile buffer.

[2] Section 15064.5 (b) CEQA Guidelines.

# *SECTION 2.0*
# *PROJECT DESCRIPTION*

## 2.1 PROJECT LOCATION

The proposed project is located at 1948 S. Bon View Avenue, Ontario, San Bernardino County, California (Figure 2.1-1, *Vicinity Map*; Figure 2.1-2, *Project Area Map*). The property is bounded by E. Francis Avenue to the north; S. Bon View Avenue to the east; E. Cedar Street to the south, and properties on the east side of S. Campus Avenue to the west. The project site is situated in the central portion of the city and is surrounded by commercial and industrial development to the south, north, east, and west.

## 2.2 PROJECT DESCRIPTION

The project proposes the development of one 175,047-square-foot (sf) building containing 170,547 sf of warehousing space and 4,500 sf of office space split between two floors. The office portion of the building would be located in its southeast corner. The project site has a proposed floor-area ratio (FAR) of 0.54, with a maximum of 0.55 allowed in Industrial land use areas. Project site improvements would also include surface parking, landscaping, and internal drive aisles. Access to the project site would be established through two driveways along the eastern portion of the site connecting to Bon View Avenue. The project is speculative in nature; the end user and their hours of operation are unknown at this time. However, to be conservative, it has been assumed that the building would operate 24 hours per day/7 days per week.

Regional access to the project site is provided via CA-60, approximately 0.48 mile south of the project site with exits at Grove Avenue and Euclid Avenue. Local access to the project site is provided via Bon View Avenue which an 88-foot-wide right-of-way (ROW) collector street that trends in a north-south direction. Project site main ingress and egress driveway would be provided via one 40-foot-wide, and one 30-foot-wide driveway located along the eastern border of the site along Bon View Avenue. The driveways would connect directly to Bon View Avenue and allow full access movement for both vehicles and trucks.

The project would include the provision of 100 standard 9-foot by 18-foot stalls and 17 trailer parking stalls. A project of this size would be required to provide 98 standard stalls and 6 trailer stalls. The project is anticipated to landscape approximately 10.02 percent (32,596 sf) of the project site which is higher the minimum required 10 percent (32,529 sf) as required by the City's zoning code.

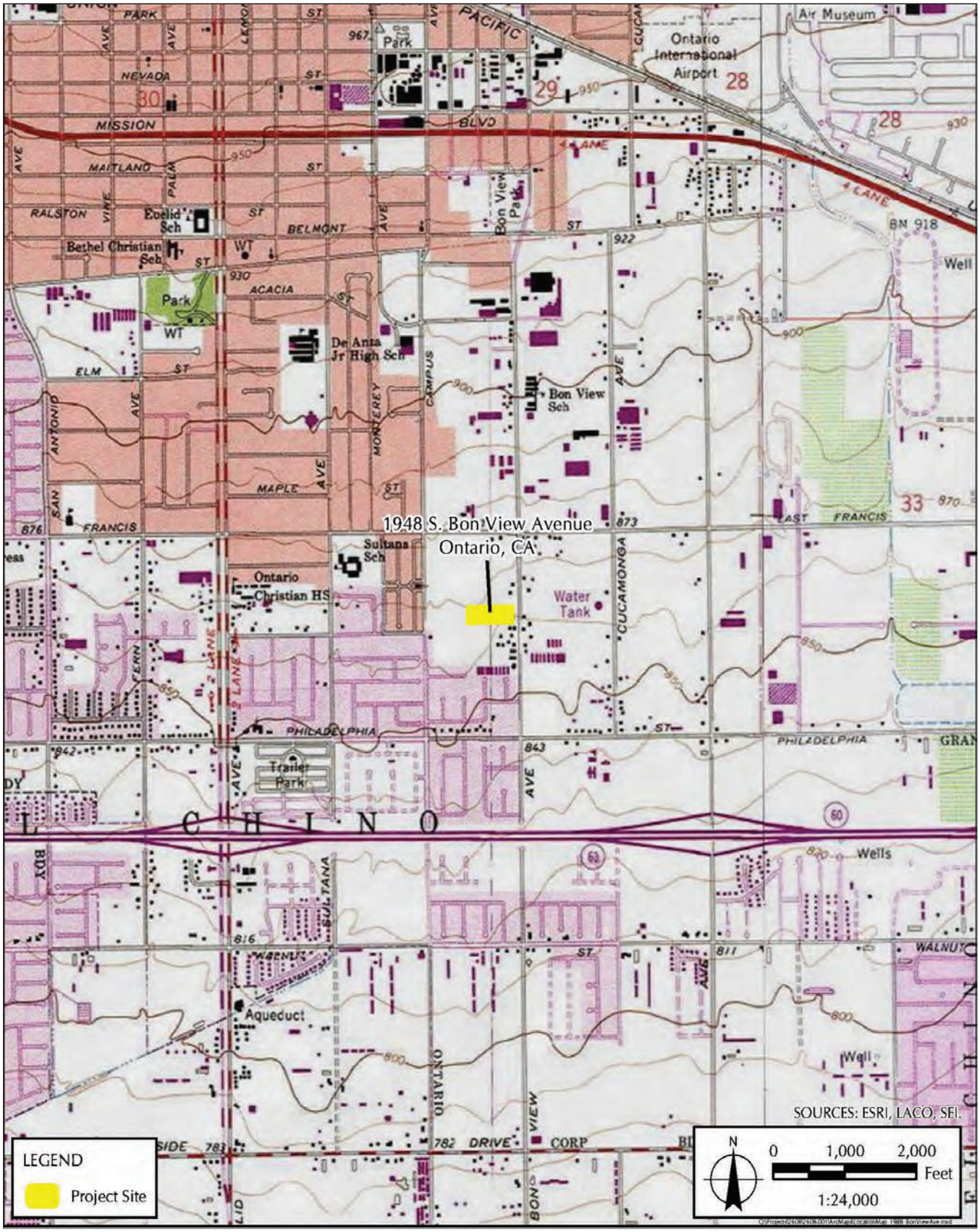



**FIGURE 2.1-1**
Vicinity Map




**FIGURE 2.1-2**
Project Area Map

## *SECTION 3.0*
## *REGULATORY FRAMEWORK*

This section of the report identifies the primary state laws and regulations that govern the conservation and protection of cultural resources that must be considered during the decision-making process for projects that have the potential to adversely affect cultural resources.

**California Environmental Quality Act**

Pursuant to CEQA, a *historical resource* is a resource listed in, or eligible for listing in, the California Register of Historical Resources (California Register). In addition, resources included in a local register of historic resources or identified as significant in a local survey conducted in accordance with state guidelines are also considered historical resources under CEQA, unless a preponderance of the facts demonstrates otherwise. According to CEQA, the fact that a resource is not listed in or determined eligible for listing in the California Register or is not included in a local register or survey shall not preclude a Lead Agency, as defined by CEQA, from determining that the resource may be a historical resource as defined in California Public Resources Code Section 5024.1.

CEQA applies to archaeological resources when (1) the archaeological resource satisfies the definition of a historical resource or (2) the archaeological resource satisfies the definition of a "unique archaeological resource." A *unique archaeological resource* is an archaeological artifact, object, or site that has a high probability of meeting any of the following criteria:

1. The archaeological resource contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information.

2. The archaeological resource has a special and particular quality such as being the oldest of its type or the best available example of its type.

3. The archaeological resource is directly associated with a scientifically recognized important prehistoric or historic event or person.

Appendix G of the CEQA Guidelines[3] provides a set of sample questions that guide the evaluation of potential impacts with regard to cultural resources.

Would the proposed project:

(a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?

(b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?

[3] California Code of Regulations, Title 14, Chapter 3. Amended 6 October 2005. Guidelines for the Implementation of the California Environmental Quality Act, Appendix G.

(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

(d) Disturb any human remains, including those interred outside of formal cemeteries?

**California Register of Historical Resources**

Created in 1992 and implemented in 1998, the California Register is "an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change." Certain properties, including those listed in or formally determined eligible for listing in the National Register of Historic Places (National Register) and California Historical Landmarks (CHLs) numbered 770 and higher, are automatically included in the California Register. Other properties recognized under the California Points of Historical Interest program, identified as significant in historic resources surveys, or designated by local landmarks programs may be nominated for inclusion in the California Register. A resource, either an individual property or a contributor to a historic district, may be listed in the California Register if the State Historical Resources Commission determines that it meets one or more of the following criteria, which are modeled on National Register criteria:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Criterion 2: It is associated with the lives of persons important in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction; represents the work of an important creative individual; or possesses high artistic values.

Criterion 4: It has yielded, or may be likely to yield, information important in history or prehistory.

Resources nominated to the California Register must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. It is possible that a resource whose integrity does not satisfy National Register criteria may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data. Resources that have achieved significance within the past 50 years also may be eligible for inclusion in the California Register, provided that enough time has lapsed to obtain a scholarly perspective on the events or individuals associated with the resource.[4]

[4] Office of Historic Preservation. Undated. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: www.ohp.parks.ca.gov

**California Historical Landmarks**[5]

CHLs are buildings, structures, sites, or places that have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value and that have been determined to have statewide historical significance by meeting at least one of the criteria listed below. The resource must also be approved for designation by the County Board of Supervisors (or the City or Town Council in whose jurisdiction it is located), be recommended by the State Historical Resources Commission, and be officially designated by the Director of California State Parks. The specific standards in use now were first applied in the designation of CHL No. 770. CHLs No. 770 and above are automatically listed in the California Register. To be eligible for designation as a Landmark, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type in the state or within a large geographic region (Northern, Central, or Southern California)
- Associated with an individual or group having a profound influence on the history of California
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in a region of a pioneer architect, designer, or master builder

**California Points of Historical Interest**[6]

California Points of Historical Interest are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points of Historical Interest designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register. No historical resource may be designated as both a Landmark and a Point. If a Point is later granted status as a Landmark, the Point designation will be retired. In practice, the Point designation program is most often used in localities that do not have a locally enacted cultural heritage or preservation ordinance. To be eligible for designation as a Point of Historical Interest, a resource must meet at least one of the following criteria:

- The first, last, only, or most significant of its type within the local geographic region (city or county)
- Associated with an individual or group having a profound influence on the history of the local area
- A prototype of, or an outstanding example of, a period, style, architectural movement or construction or one of the more notable works or the best surviving work in the local region of a pioneer architect, designer, or master builder

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5 Office of Historic Preservation, Department of Parks and Recreation, State of California. "California Historical Landmarks Registration Programs." Available at: www.ohp.parks.ca.gov

6 Office of Historic Preservation, Department of Parks and Recreation, State of California. "California Points of Historical Interest Registration Programs." Available at: www.ohp.parks.ca.gov

**Native American Heritage Commission, Public Resources Code Sections 5097.9–5097.991**

Section 5097.91 of the Public Resources Code established the NAHC, whose duties include the inventory of places of religious or social significance to Native Americans and the identification of known graves and cemeteries of Native Americans on private lands. Under Section 5097.9, a state policy of noninterference with the free expression or exercise of Native American religion was articulated along with a prohibition of severe or irreparable damage to Native American sanctified cemeteries, places of worship, religious or ceremonial sites or sacred shrines located on public property. Section 5097.98 specifies a protocol to be followed when the NAHC receives notification of a discovery of Native American human remains from a county coroner. Section 5097.5 defines as a misdemeanor the unauthorized disturbance or removal of archaeological, historic, or paleontological resources located on public lands.

**California Native American Graves Protection and Repatriation Act of 2001**

Codified in the California Health and Safety Code Sections 8010–8030, the California Native American Graves Protection and Repatriation Act (Cal NAGPRA) is consistent with the federal NAGPRA. Intended to "provide a seamless and consistent state policy to ensure that all California Native American human remains and cultural items be treated with dignity and respect," Cal NAGPRA also encourages and provides a mechanism for the return of remains and cultural items to lineal descendants. Section 8025 established a Repatriation Oversight Commission to oversee this process. The Act also provides a process for non-federally recognized tribes to file claims with agencies and museums for repatriation of human remains and cultural items.

**Assembly Bill (AB) 52**

AB 52 requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency's release of a Notice of Preparation of an Environmental Impact Report or Notice of Intent of a Mitigated Negative Declaration on or after July 1, 2015.

**Health and Safety Code, Sections 7050 and 7052**

Health and Safety Code, Section 7050.5, declares that, in the event of the discovery of human remains outside a dedicated cemetery, ground disturbance must cease, and the county coroner must be notified. Section 7052 establishes a felony penalty for mutilating, disinterring, or otherwise disturbing human remains, except by relatives.

**Penal Code, Section 622.5**

Penal Code, Section 622.5, provides misdemeanor penalties for injuring or destroying objects of historic or archaeological interest located on public or private lands but specifically excludes the landowner.

**City of Ontario**

Section 9-1.2615 established Historic Landmark eligibility criteria as follows:

Historic Landmarks. Historic Landmarks shall include any property designated as an Historic Landmark prior to September 1, 2003 or any Historical Resource designated under this ordinance as an Historic Landmark.

Any Historical Resource may be designated an Historic Landmark by the City Council pursuant to Section 9-1.2620 if:

1. It meets the criteria for listing in the National Register of Historic Places; or
2. It meets the criteria for listing in the California Register of Historic Resources; or
3. It meets one or more of the following criteria:
    a. It exemplifies or reflects special elements of the City's history;
    b. It is identified with persons or events significant in local, state, or national history;
    c. It is representative of the work of a notable builder, designer, architect, or artist;
    d. It embodies distinguishing architectural characteristics of a style, type, period, or method of construction;
    e. It is a noteworthy example of the use of indigenous materials or craftsmanship;
    f. It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
    g. It has a unique location, a singular physical characteristic, or is an established and familiar visual feature of a neighborhood, community or the City; or,
    h. It is one of the few remaining examples in the City, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

This section of the report characterizes the baseline conditions for cultural resources. This section includes information on prehistoric period context, regional ethnography, and regional and local historic context.

## 4.1 PREHISTORIC CONTEXT

This section of the report characterizes the baseline conditions for cultural resources and historic properties. The current project area lies at the geographic and cultural intersection of three prominent ethnohistoric territorial ranges. These include the Gabrielino, the Serrano, and the Cahuilla. Therefore, this section includes information on prehistoric period context, the three regional ethnographies, and regional and local historic context.

## 4.2 PREHISTORY

It is generally agreed that human occupation of Southern California began at least 10,000 years before present (BP). The archaeological record indicates that between approximately 10,000 and 6,000 years BP, a predominantly hunting and gathering economy existed, characterized by archaeological sites containing numerous projectile points and the remains of butchered large animals. The most heavily exploited species were likely those species still alive today. Bones of extinct species have been found in the region but, unlike other regions of the continent, are not definitively associated with cultural artifacts in California. Although small animal bones and plant grinding tools are rarely found within archaeological sites of this period, small game and vegetal foods were likely exploited on a widespread basis. A lack of intact stratified cultural deposits from this period suggests small groups practiced high residential mobility during this.

The three major periods of prehistory for the greater Southern California region have been refined by research using radiocarbon dates from archaeological sites in coastal Southern California:[7,8]

- Millingstone Period (6,000–1,000 B.C., or about 8,000–3,000 years ago)
- Intermediate Period (1,000 B.C.–A.D. 650, or 3,000–1,350 years ago)
- Late Prehistoric Period (A.D. 650–about A.D. 1800, or 1,350–200 years ago)

Around 6,000 years BP, a shift in focus from hunting toward a greater reliance on vegetal resources occurred. Archaeological evidence of this trend consists of a much greater number of milling tools (e.g., metates and manos) for processing seeds and other vegetable matter. This period, known to archaeologists as the Millingstone Period, was a long period of time characterized by small, mobile groups that likely relied on a seasonal round of settlements that included both inland and coastal residential bases. Seeds from sage and grasses, rather than acorns, provided calories and carbohydrates. Faunal remains from sites dating to this period indicate the same animals were still

[7] Koerper, Henry C., Roger D. Mason, and Mark L. Peterson. 2002. "Complexity, Demography, and Change in Late Holocene Orange County." In *Catalysts to Complexity: Late Holocene Societies of the California Coast*, ed. M. Erlandson and Terry L. Jones. *Perspectives in California Archaeology*. Vol. 6. Los Angeles, CA: University of California, Los Angeles, Institute of Archaeology.

[8] Mason, R.D., and M.L. Peterson. 1994. Newport Coast Archaeological Project: Newport Coast Settlement Systems, Analysis, and Discussion. On file at South Central Coastal Archaeological Center, California State University, Fullerton.

being hunted during this era. Inland Millingstone sites are characterized by numerous manos, metates, and hammerstones. Shell middens are common at coastal Millingstone sites. Coarse-grained lithic materials, such as quartzite and rhyolite, are more common than fine-grained materials in flaked stone tools from this time. Projectile points are found in archaeological sites from this period, but they are far fewer in number than from sites dating to before 6,000 years BP. An increase in the size of groups and the stability of settlements is indicated by deep, extensive middens at some sites from this period.[9]

In sites post-dating roughly 3,000 years BP, archaeological evidence indicates the reliance on both plant gathering and hunting continued and was more specialized and locally adapted to particular environments. Mortars and pestles were added to metates and manos for grinding seeds and other vegetable material. Chipped-stone tools became more refined and specialized, and bone tools were more common. During this period, new peoples from the Great Basin began entering Southern California. These immigrants, who spoke an Uto-Aztecan language, seem to have displaced or absorbed the earlier population of Hokan-speaking peoples. The exact time of their entry into the region is not known; however, they were present in Southern California during the final phase of prehistory. During this period, population densities were higher than before; and settlement became concentrated in villages and communities along the coast and interior valleys.[10,11] During the Intermediate Period, mortars and pestles appeared, indicating the beginning of acorn exploitation. Use of the acorn, a high-calorie, storable food source, probably allowed greater sedentism and facilitated an increased level of social organization. Large projectile points from archaeological sites of this period indicate that the bow and arrow, a hallmark of the Late Prehistoric Period, had not yet been introduced; and hunting was likely accomplished using the *atlatl* (spear thrower) instead. Settlement patterns during this time are not well understood. The semi-sedentary settlement pattern characteristic of the Late Prehistoric Period may have begun during the Intermediate Period, although territoriality may not yet have developed partially because of lower population densities. Regional subcultures also started to develop, each with its own geographical territory and language or dialect. [12,13,14] These were most likely the basis for the groups encountered by the first Europeans during the 18th century.[15] Despite the regional differences, many material culture traits were shared among groups, indicating a great deal of interaction.[16] The Late Prehistoric Period is better understood than earlier periods largely through ethnographic analogy made possible by ethnographic and anthropological research of the descendants of these groups in in the late 19th and early 20th centuries.

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9 Wallace, William J. 1986. "Archaeological Research at Malaga Cove." In *Symposium: A New Look at Some Old Sites*, ed. G.S. Breschini and T. Haversat. Salinas, CA: Coyote Press.

10 Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

11 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

12 Kroeber, Alfred L. 1925. *Handbook of the Indians of California*. Bureau of American Ethnology Bulletin 78. Washington, DC: Smithsonian Institution.

13 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

14 Moratto, M.J. 1984. *California Archaeology*. New York, NY: Academic Press, 103–13.

15 Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

16 McCawley, W. 1996. *The First Angelinos: The Gabrielino Indians of Los Angeles*. Banning, CA: Malki Museum Press, 128–131.

## 4.3 GABRIELENO ARCHAEOLOGY AND ETHNOGRAPHY

The Shoshonean migration marks the arrival of Uto-Aztecan speakers to Southern California. The Gabrieleno, a branch of Shoshonean, arrived around 500 BC. Their language has been identified as Cupon language which is part of the larger Uto-Aztecan.[17]

At the time of Spanish contact, the Gabrieleno inhabited a rich coastal and inland region of Southern California consisting of present-day Los Angeles and Orange Counties and extending into western Riverside County, including San Nicolas, San Clemente and Santa Catalina Islands.[18] Second only to the Chumash, the Gabrielino were the wealthiest, most populous, and most powerful ethnic group in Southern California.[19] Settlement pattern studies concluded there is a presence of both primary villages that were occupied year-round and secondary temporary camps inhabited at various times of the season. Both primary and temporary settlements seemed to be located near water sources.[20]

Their culture was very similar to that of the Chumash despite marked differences in language, mortuary practices, and the manufacture and use of pottery. The Gabrieleno influenced cultures as far north as the San Joaquin Valley Yokuts, as far east as the Colorado River, and south into Baja California.

The majority of Gabrieleno artifacts reflect an ornate craftsmanship with everyday use items often decorated with asphaltum and shell inlaid, paintings and rare minerals. The Gabrieleno established a well-versed economic system focusing on trading goods, food reserves, and disturbed resources. The Gabrieleno quarried steatite from Santa Catalina Island and often traded with neighboring tribes. Steatite items are highly diagnostic of the Gabrieleno, and it was used to make pipes, animal carvings, cooking vessels, and ornaments.[21]

The Gabrieleno houses were circular structures thatched with tule, fern, or *carrizo* (weeds). Some houses were recorded as large as 60 feet in diameter. Sweathouses, menstrual huts, and ceremonial enclosures were other common structures found in villages.[22] Unfortunately, most of the

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[17] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[18] Bean, L.J. and C.R. Smith. 1978. "Gabrielino." In *Handbook of North American Indians*. Vol. 8. California, ed. R.F. Heizer. Washington, DC: Smithsonian Institution.

[19] Erlandson, J.M., D.J. Kennett, B.L. Ingram, D.A. Guthrie, D.P. Morris, M.A. Tveshov, G.J. West, and P.L. Walker. 1996. "An Archaeological and Paleontological Chronology for Daisy Cave (CA-SMI-261), San Miguel Island, California." *Radiocarbon, 38*: 355–373.

[20] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[21] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[22] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

Gabrielenos were gone long before systematic ethnographic studies could be completed. As a result, knowledge of their cultural and lifeways is sparse.[23]

## 4.4 SERRANO ARCHAEOLOGY AND ETHNOGRAPHY

The Serrano language is classified as being within the Takik language family.[24] The Serrano lived in the San Bernardino Mountains east of the Cajon Pass to as far east as present-day Twentynine Palms and as far south as the Yucaipa Valley.[25] The Serrano had exogamous moieties made up of exogamous, patrilineal clans. Lineage and clan leaders were hereditary ceremonial leaders who controlled sacred bundles and lived in ceremonial houses.[26]

The Serrano were organized into local lineages occupying favored territories but rarely claiming any territory far from the lineage's home base.[27] The estimated population of the Serrano before European contact was between 1,500 and 2,500. It is difficult to estimate the number of Serranos living in each village; however, it is likely that the villages held only as many Serranos as could be accommodated by water sources.[28]

The Serrano lived in dwellings which were circular, domed structures built over an excavated area. These structures were built with fire pits and primarily served as sleeping areas. Ceremonial houses were the only other buildings in the villages and were normally occupied by the village priest.[29]

In the Serrano artifact assemblage, it is noted to be similar to that of the neighboring Cahuilla and includes musical instruments such as rattles and flutes; utensils and ornaments such as fire drills, mortars, metates, pipes, beads, awls, and projectile points from wood, shell, bone, and stone. The Serrano were talented pottery and basket makers. Their pots were made of coiled clay smoothed out with a paddle and set in the sun to dry before being fired in a pit. Serrano Brown ware was sometimes decorated with designs of circles and lines of either red or black.[30]

The Serrano were also known for their petroglyphs. Abstract and geometric designs are often seen with representational figures of sheep, lizards (zoomorphs) and human beings (anthropomorphs).

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[23] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[24] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

[25] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[26] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[27] Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

[28] Stickel, E.G. and L.J. Weinman-Roberts. 1980. *An Overview of the Cultural Resources of the Western Mojave Desert*. Bureau of Land Management Cultural Resources Publications.

[29] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

[30] Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

Researchers have proposed that the petroglyphs were records of important events, rough maps, and artistic representations of native life.[31]

## 4.5 CAHUILLA ARCHAEOLOGY AND ETHNOGRAPHY

The Cahuilla occupied a roughly 2,400-square-mile territory that covered a wide ecological range extending from the San Jacinto Mountains to the desert to the Salton Sea and was divided into geographical areas claimed by corporate groups called a *Sib*, composed of several lineages and villages.[32] The territory was in a strategic location that provided access to resources through trade, as it was bisected by the major trade route, the Coco-Maricopa Trail. In addition, the territory was located at the periphery of two other routes, the Santa Fe Trail (which connected what is now the city of Needles to Cajon Pass) and the Yuman Trail which crossed the Borrego Desert, beginning in the city of Yuma and ending in San Diego.[33] The Cahuilla, although separated from neighboring tribes by geographical features, still interacted with groups such as the Serrano, with whom the Cahuilla shared a similar ecological base, subsistence system, social and political structure, and belief system. They also regularly interacted with the Gabrieleno, a group essential in the diffusion of ideas and natural resources from the coast to inland.[34]

Cahuilla settlements were occupied year-round, with portions of the population, (sometimes up to one-half or two-thirds) practicing residential mobility patterns. This residential mobility was marked by faction groups leaving the main settlements for days or weeks at a time to engage in hunting, gathering, and trading activities. The settlements were located near ecological and geographical features, such as rivers, springs, or caves and canyons to maximize availability of resources. Hunting and gathering resources such as acorns, mesquite, pinyon, cacti, tubers, and wild game remained the primary lifeway through this time. Agriculture was minimally practiced and did not have a profound effect on settlement or subsistence patterns. The Cahuilla maximized food storage with the use of large granaries near households and ceremonial structures.[35]

The first extensive contact with Europeans occurred when the Juan Bautista de Anza expedition passed through the area, setting up a trade route to provide resources to the missions by land. While the first contact was hostile, later interaction included baptisms (at the surrounding missions) and, eventually, the adoption by the Cahuilla of Euro-American cattle and agricultural practices. The Cahuilla managed to maintain their political and economic autonomy through the Spanish period, Mexican period, and into the American pioneer period. A smallpox epidemic in 1863

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31 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press.

32 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press, 68-69, 70-75.

33 Bean, Lowell J. 1972. *Mukat's People: The Cahuilla Indians of Southern California*. Berkeley, CA: University of California Press, 68-69, 70-75.

34 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

35 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

decimated a large part of the population and weakened their sovereignty. The Cahuilla remained (for the most part) on their own lands until 1877 when reservations were established.[36]

## 4.6 HISTORIC CONTEXT

### Regional History

Euro-American settlement began in the area in the early 1800s as persons seeking land and fortunes made their way west from the mid-west and east coast of the United States (U.S.) or north from what is now known as Mexico. The Catholic missionaries were a catalyst in the expansion of Euro-American influences in this region. A group of missionaries, Native Americans, and soldiers from the San Gabriel Mission named San Bernardino in honor of the feast day of San Bernardino of Sienna when they entered the valley on May 10, 1810.[37] The Mission San Gabriel initially attempted to expand its influence in the San Bernardino Valley when Father Dumetz was sent to the valley in 1810 to establish the mission station known as Politana. An earthquake in 1812 followed by raids from neighboring Native American tribes caused a lull of interest in the Politana by the Mission San Gabriel. [38] Beginning in the 1830s, the Mission San Gabriel established a branch at the Asistencia (California Historical Landmark No. 42).[39] The Asistencia is currently located in the Mission District in eastern Loma Linda.[40] During the years 1822 through 1827, the Mission Fathers traveled the San Bernardino-Sonora Road, also known as the Emigrant or Mormon Trail, (California Point of Historical Interest No. 96), which traversed Redlands, Old San Bernardino, Colton, and Agua Mansa, from the Mission San Gabriel to the San Bernardino Asistencia.[41] After Mexico achieved independence from Spain in 1821, the Mexican government seized ownership of church properties through the Secularization Act of 1833, and lands were redistributed as ranchos through a tribute system.[42] This land redistribution by the Mexican government fostered the development of ranchos in what is now known as California.

As a result of the Mexican government seizing control of church properties, the Asistencia was largely abandoned by the late 1830s. The Lugo family, under leadership of Jose del Carmen Lugo, moved into the former Asistencia buildings in order to establish a colony.[43] Slover Mountain, also known as El Cerrito Solo, was the natural landmark used for establishing the boundaries of the Lugos' land grant within the San Bernardino Rancho.[44] What became known as San Bernardino County originally consisted of the following ranchos: Canon de Santa Ana, Jurupa and El Rincon,

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36 Johnson, J.R., T.W. Stafford Jr., H.O. Ajie, and D.P. Morris. 2002. "Arlington Springs Revisited." In *Proceedings of the Fifth California Islands Symposium*. ed. D. Browne, K. Mitchell, and H. Chaney. Santa Barbara, CA: USDI Minerals Management Service and The Santa Barbara Museum of Natural History, 541–5.

37 Federal Writers' Project of the Works Project Administration for the State of California. 1939. *California: A Guide to the Golden State*. New York, NY: Hastings House Publishers, 616, 455, 456.

38 Scott, M.B. 1976. "Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968."

39 State of California Office of Historic Preservation, 2009b.

40 Loma Linda, City of. 2008. "Chapter 17.82 Historic Mission Overlay District; Loma Linda Municipal Code. Accessed March 5, 2009. Available at: http://ordlink.com/codes/lomalinda/index.htm

41 State of California Resources Agency. 31 January 1973. "Point of Historical Interest, San Bernardino-Sonora Road, Ontario."

42 Van Horn, Kurt. 1974. "Tempting Temecula. The Making and Unmaking of a Southern California Community." *The Journal of San Diego History*. Winter, Volume 20, Number 1.

43 Scott, M.B. 1976. "Development of Water Facilities in the Santa Ana River Basin, California, 1810-1968."

44 State of California Resources Agency. 31 January 1973. "Point of Historical Interest, Slover Mountain."

Cucamonga, Santa Ana del Chino, San Bernardino, and Muscupiabe.[45] The ranchos largely subsisted on cattle ranching and raising crops which were irrigated from the Mill Creek Zanja and other irrigation ditches.

In an effort to gain territory, the U.S. seized the territory of Texas from the Mexican government, which resulted in the Mexican-American War. The State of California was annexed by the U.S. in 1848 through the Treaty of Guadalupe Hidalgo which ended the Mexican-American War (California Point of Historical Interest No. 151).[46] The end of the war further paved the way for Euro-American settlement from the east. Ontario was sectioned as part of the public land survey system and was not owned as a rancho.

***City of Ontario***

The following historic context is quoted from the City of Ontario's "History."[47]

> *It was in the first week of August 1881 when George Chaffey, a Canadian engineer, viewed the wastes known as the Cucamonga Desert and decided that this patch of land, if properly watered, could become productive and profitable. George and his brother William bought the "San Antonio lands," 6,218 acres with water rights for $60,000. This was the nucleus of their new model colony. They subsequently expanded to the Southern Pacific Railroad tracks on the south. On the north, they took in the Kincaid Ranch at San Antonio Canyon, an all-important source of water.*



[45] Schuiling, Walter C. 1984. *San Bernardino County: Land of Contrasts*. Brightwaters, NY: Windsor Publications.

[46] State of California Office of Historic Preservation. 2009. California Historical Landmarks: Los Angeles County Accessed January 12, 2009. Available at: http://www.ohp.parks.ca.gov/?page_id=21476

[47] City of Ontario. "Facts and History." Available at: https://www.ontarioca.gov/FactsAndHistory

*The Ontario Colony lands were quickly surveyed and went on sale in November 1882. The centerpiece was Euclid Avenue, eight miles long and two hundred feet wide, the twin "driveways" separated by a parkway which was seeded in grass and lined with pepper trees. George named Euclid Avenue after the great Greek mathematician whose book Elements of Geometry had been a favorite subject for George in school.*



*The primary requirement, which had to be met before the land could be utilized, was that water had to be found and brought to the town. Chaffey laid miles of cement pipe for this purpose and later the San Antonio Water Co. drove a tunnel into the head of the canyon to tap the underground flow—then an innovation in the field. The need for electric power to lift water from deep wells led to the establishment of the Ontario Power Co.*

*Another innovation in the settlement of Ontario was the provision, whereby, purchasers of land automatically received shares in the water company. This would ensure purchasers that a share of water proportional to their acreage would be piped to their land. This eliminated many problems that faced settlers elsewhere, where land rights and water rights were kept separate.*



*The results of George Chaffey's labors showed what could be achieved. All too soon, however, the Chaffey brothers went off to Australia to attempt a repeat performance of their success as city planners here.*

*Charles Frankish became the guiding force during Ontario's early years. No matter what the activity he undertook, Frankish always threw himself into his work and was determined to do the best possible job.*

*In 1887, Ontario's unique "gravity mule car" made its first run on Euclid Avenue. Charles Frankish and Godfrey Stamm established the Ontario and San Antonio Heights R.R. Co. Engineer John Tays of Upland added the pull-out trailer that allowed the mules to coast downhill after each laborious pull from Holt to Twenty–Fourth Street. The mule car served until 1895, when it was replaced by an electric streetcar and returned temporarily when a flood damaged the electrical generator in the powerhouse.*



*On Dec 10th, 1891, Ontario was incorporated as a city of the sixth class under the California Constitution. It adopted a City Council-City Manager form of government. The mayor was at first called the "President of the Board," and was chosen by the Council, or the Board of Trustees as it was then called, from among their number. Subsequently, the law was changed to allow the people to elect the mayor directly.*



*Ontario first developed as an agricultural community, largely but not exclusively devoted to citrus. A few of the lovely Victorian "grove houses" still survive, relics of the days when growers could pretend that they were living the graceful lives of the old Spanish dons—until it came time for harvest.*

*Chaffey College, which was located where the Chaffey brothers put it until 1960, originally emphasized agricultural subjects to give the growers a hand. It was there that Prof. George Weldon developed the Babcock peach, an adaptation to California's mild winters. The college has moved to Rancho Cucamonga now, but Chaffey High School is still on what was originally a joint campus*

.

*Even though the groves have gone from the West End, Ontario is still close to the "ton-mile center" of the industry. In addition to oranges, the production of peaches, walnuts, lemons and grapes was also important to the growth of Ontario and the adjoining city of Upland.*



*In 1923, Judge Archie Mitchell, Waldo Waterman, and some other airplane enthusiasts established Latimer Field. From that time on, the town became increasingly aviation conscious. Urban growth pushed the fliers progressively east, until they took up their present location, the Ontario International Airport. During World War II, this was a busy training center for pilots of the hot Lockheed P-38 "Lightning" twin-boom fighter.*

*Since World War II, Ontario has become a much more diversified community. The mean temperature of 61 degrees and the average rainfall of 18.4" continues to attract more residents. The city has expanded from the 0.38 square mile area incorporated back in 1891, up to almost 50 square miles. The economy now reflects an industrial and manufacturing base. Ten thousand acres are zoned for industrial use. With three major railroads, the San Bernardino, Pomona, and Devore Freeways (10, 60, and 15), and the Ontario International Airport. Ontario is well provided with major transportation resources. Its proximity to Los Angeles ensures that Ontario will continue to grow in the years ahead.*

*Ontario's official song is "Beautiful Ontario," written by Paul Coronel in 1960. The official flower is the Charlotte Armstrong rose, developed by local nurseryman John Armstrong and named for his first wife. At different times, Ontario has adopted as its slogan or motto each of the following: The Model Colony; The Model City; The City That Charms; Ontario Offers Opportunity; Pulse of the Inland Empire; Stop and Grow with Ontario; Gateway to the Inland Empire; A Balanced Community; The Gateway to Southern California; and Southern California's Next Urban Center.*

# *SECTION 5.0*
# *METHODS*

This section of the report describes the methods employed in the characterization and evaluation of cultural and tribal cultural resources within the proposed project study area. The study methods were designed to provide the substantial evidence required to address the scope of analysis recommended in Section 15064.5 of the CEQA regulations related to cultural resources, Native American sacred sites, and human remains.

## 5.1 RECORDS SEARCH

### Cultural Resources Records Search

A background records search was conducted to identify previously documented cultural resources within or near the project site. A record search was conducted at the South Central Coastal Information Center, located at California State University, Fullerton, by staff on June 9, 2021. A Sacred Lands File search was conducted by the Native American Heritage Commission on August 24, 2021. The California Office of Historic Preservation Built Environment Resource Directory and City of Ontario California Historical Resources Inventory Database (CHRID) were reviewed on August 17, 2021. National, state, and local inventories of cultural resources were examined to identify significant events and personages, development patterns, and unique interpretations of architectural styles. The following inventories were consulted:

- National Register of Historic Places (2021)
- California Register of Historical Resources (2021)
- California Historical Landmarks
- California Points of Historical Interest
- City of Sierra Madre Historical Landmarks (Historical Landmarks)

Staff conducted a record search at SCCIC on June 9, 2021 and included a 0.25-mile radius around the project site. The purpose of the literature search was to identify cultural resources previously recorded within and around the project site.

## 5.2 LITERATURE REVIEW

A literature review was completed to determine if the proposed project would have the potential to have a significant impact on previously recorded historical resources, thus requiring the consideration of avoidance and minimization measures, in accordance with CEQA Regulations. Research included the examination of published and unpublished literature, local libraries, historic context statements, databases of previously completed surveys in the area, and a review of current and historic maps and aerial photographs. Historic aerial photographs were available and reviewed for the years 1952, 1953, 1954, 1964, 1972, 1977, 1978, 1980, 1994, 2002, 2003, 2005, 2009, 2010, 2012, 2014, 2016, and 2018. Additionally, historic topographic maps were available and reviewed for the years 1894, 1896, 1898, 1900, 1904, 1907, 1910, 1913, 1915, 1920, 1927, 1928, 1931, 1933, 1940, 1941, 1947, 1958, 1964, 1967, 1974, 1988, 1994, 1999, 2012, 2015, and 2018.

## 5.3 ARCHAEOLOGICAL FIELD SURVEY

All cultural resource work was carried out under the direct supervision of qualified archaeologists who meet the Secretary of the Interior's *Professional Qualification Standards* for Archaeology and History, and in accordance with the procedures for compliance with CEQA. Key cultural resources personnel who conducted the field survey and prepared the technical report include Sapphos Environmental, Inc.'s Mr. Daniel Woodward, MA, (RPA #989900) who is on the Riverside County Planning Department Cultural Consultant List as Professional Archaeologist.

Sapphos Environmental, Inc. archaeologists, Mr. Woodward conducted pedestrian archaeological field survey of the project area on August 12, 2021, to document the existing conditions of the portion of open land in the project area. The project area was surveyed using transects spaced no greater than 15 meters apart. Mr. Woodward were equipped with a sub-meter accurate GPS unit recording spatial data and documented the survey area and all findings with a high-resolution digital camera. The area surveyed was open area in the SW portion of the project and consisted of approximately 0.8 acre of surface area. The overall ground visibility during the pedestrian survey was fair (approximately 30 percent). The project area is heavily disturbed, with piles of fill material, rubble and modern construction debris scattered across the property (Figure 5.3-1, *Overview of Project Area*). Sapphos Environmental archaeologists followed the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation*[48] during the fieldwork.

The archaeologist examined exposed ground surface for artifacts (e.g., flaked stone tools, tool-making debris, milling tools, ceramics), faunal remains (e.g., marine shell and bone), soil discoloration that might indicate the presence of a cultural midden, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic debris (e.g., metal, glass, ceramics). Exposed subsurface soils resulting from rodent and other animal burrows were consistently identified and were visually inspected for cultural resources.

Appropriate personal protective equipment (i.e., snake gaiters, safety glasses, high-visibility safety vests, and appropriate boots) were used during the survey. Weather was ideal for survey; clear and sunny with a light breeze and a relative 85 degrees Fahrenheit. Survey methods included close-interval 5-meter systematic transects and examination of all rodent spoil piles, exposed soil profiles, and disturbances. Extra time and effort were given to the examination of these disturbances in areas of decreased ground visibility, thereby supplementing the typical pedestrian survey methods with more intensive efforts.

[48] Federal Register. 29 September 1983. *Volume 48, Number 190, 44716*.



**Figure 5.3-1. Overview of Project Area**
SOURCE: *Sapphos Environmental, Inc., 2021*

This section of the report characterizes the baseline conditions for cultural resources; evaluates the potential for the proposed project to result in significant direct, indirect, or cumulative impacts, and identifies feasible measures capable of avoiding or reducing the significant impacts to cultural resources that would result from reasonably foreseeable development of the proposed project.

## 6.1 SUMMARY OF FINDINGS

A records search was conducted at the SCCIC on June 9, 2021. Results of the records search indicated that there have been zero (0) resources identified within the project site or 0.25-mile buffer study area. A search of the BERD indicated zero (0) properties were identified within the project site; however, one (1) property is located within the 0.25-mile buffer study area. One (1) report was identified within the 0.25-mile buffer study area (Table 6.1-1, *Previous Surveys within the Study Area*).

**TABLE 6.1-1**
**PREVIOUS SURVEYS WITHIN THE STUDY AREA**

| Report No. | Year | Report Title | Within Project Site | Author |
|---|---|---|---|---|
| SB-03901 | 2003 | Cultural Resource Assessment: Cingular Wireless Facility #SB 245-01, Ontario, San Bernardino County, CA. | No | Caprice Harper |

## 6.2 CULTURAL RESOURCES

The 2021 SCCIC records search indicated that there are no previously recorded cultural resources located within the project site or 0.25-mile buffer study area.

A review of the BERD indicated 840 E. Francis Street was previously indicated and assigned a status code of 7N, or "Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions." No additional resources were identified in the records and database searches (Table 6.2-1, *Resources within the Study Area*).

**TABLE 6.2-1**
**RESOURCES WITHIN THE STUDY AREA**

| Primary No. | Address | Property Type | Status Code | Within Project Site |
|---|---|---|---|---|
| 36-015808 | 840 E. Francis Street | Building | 7N | N |

**Local Agencies**

***City of Ontario***

The results of the City of Ontario California Historical Resource Inventory Database (CHRID) review were negative for the project site and a 0.25-mile search radius.

## 6.3 RESULTS OF THE PHASE I ARCHAEOLOGICAL RESOURCES SURVEY

The pedestrian archaeological resources survey was completed for the proposed project site on August 12, 2021. No cultural resources were identified during the survey.

## 6.4 NATIVE AMERICAN SACRED SITES AND HUMAN REMAINS

The results of the request for review of the SLF from the NAHC are negative; therefore, there are no sacred land within the project footprint. The record searches, supplemental research, and field surveys did not reveal any known cemeteries or burial sites within the action area.

## 6.5 IMPACT ANALYSIS

Based on the desktop review, record search results, site visit, and a review of Section 15064.5 (b) of the CEQA Guidelines, Sapphos Environmental, Inc. has determined that there would be a less than significant impact to cultural resources as a result of the proposed project.

Section 15064.5 (b) states "a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."[49]

A Statement of Overring Considerations was adopted with The Ontario Plan (General Plan) Environmental Impact Report (EIR) for the demolition of Tier 3 historic properties. Tier 1 and 2 historic properties require preparation of an EIR. The subject property is not currently on the Historic Resource Inventory, but staff will recommend the addition to the Historic Preservation Subcommittee- HPSC (the keeper) and will prepare a Tier 3 Determination for consideration. This process will be initiated with submittal of entitlement applications and the Certificate of Appropriateness for demolition application. Thus, a finding of less than significant impacts is recommended for the proposed project.

[49] Section 15064.5 (b)(1) CEQA Guidelines, 177. 2021.

# *SECTION 7.0*
# *CONCLUSION AND RECOMMENDATIONS*

This section of the report provides the conclusions and recommendations for minimizing potential impacts to cultural resources from the proposed project.

There are no previously recorded cultural resources on file with the SCCIC within the proposed project area or 0.25-mile buffer. The subject property is a Tier 3 property per The Ontario Plan and mitigation measures were previously approved through the Statement of Overriding Consideration.

Based on the negative archaeological resource survey, and because no archaeological resources were identified through the SCCIC records search, there is a low probability to encounter archaeological resources based on the inherent characteristics and location of the project area.

There were no cemeteries or burial sites observed as a result of the review of historic aerial photographs and historic topographic maps. There is a low probability to encounter human remains based on the inherent characteristics and location of the project area based on this review. Through the implementation of project design features, impacts to cultural resources are anticipated to be less than significant. Therefore, the proposed project would not result in a substantial adverse change to a historical resource (Section 15064.5(b) of the CEQA Guidelines.

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Office of Historic Preservation. Undated. "Technical Assistance Bulletin 6: California Register and National Register, A Comparison (for purposes of determining eligibility for the California Register)." Available at: www.ohp.parks.ca.gov

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## APPENDIX C

HEALTH RISK ASSESSMENT

# Health Risk Assessment
# Bon View Project
# City of Ontario, California

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Expect More. Experience Better.

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**APPENDIX**
Appendix A: Modeling Data

**LIST OF ABBREVIATED TERMS**

| | |
|---|---|
| A | absorption factor from inhalation |
| ACES | Advanced Collaborative Emissions Study |
| ASF | age sensitivity factor |
| AB | Assembly Bill |
| APN | Assessor's Parcel Number |
| APS | auxiliary power system |
| AT | averaging time |
| ATCM | Air Toxic Control Measure |
| CARB | California Air Resources Board |
| CCAA | California Clean Air Act |
| CEQA | California Environmental Quality Act |
| CPF | cancer potency factor |
| $C_{air}$ | air concentration from model |
| $C_i$ | air concentration of substance |
| DBR | daily breathing rate |
| DOORS | Diesel Off-Road Reporting System |
| DPM | Diesel Particulate Matter |
| DRRP | Diesel Risk Reduction Plan |
| Dose-air | does through inhalation |
| EMFAC | Emissions Factor Model |
| ED | exposure duration |
| EF | exposure frequency |
| °F | Fahrenheit |
| FCAA | Federal Clean Air Act |
| FAH | fraction of time spent at home |
| GVWR | gross vehicle weight rating |
| HAP | hazardous air pollutant |
| HQ | health quotient |
| HRA | health risk assessment |
| kg | kilograms |
| L | liter |
| MATES | Multiple Air Toxics Exposure Study |
| MICR | Maximum Individual Cancer Risk |
| mg | milligrams |
| $\mu g/m^3$ | micrograms per cubic meter |
| MSAT | Mobile Source Air Toxic |
| NAAQS | National Ambient Air Quality Standards |
| NED | National Elevation Dataset |
| NESHAP | National Emissions Standards for Hazardous Air Pollutants |
| $NO_2$ | nitrogen dioxide |
| $NO_X$ | nitrogen oxides |
| $O_3$ | ozone |
| OEHHA | Office Environmental Health Hazard Assessment |

**LIST OF ABBREVIATED TERMS (CONTINUED)**

| | |
|---|---|
| PM | particulate matter |
| $PM_{10}$ | particulate matter less than 10 microns in diameter |
| $PM_{2.5}$ | particulate matter less than 2.5 microns in diameter |
| PERP | Portable Equipment Registration Program |
| REL | Reference Exposure Level |
| $REL_i$ | Reference Exposure Level of substance |
| $Risk_{inh\text{-}res}$ | residential inhalation cancer risk |
| SB | Senate Bill |
| SCAB | South Coast Air Basin |
| SCAQMD | South Coast Air Quality Management District |
| T-BACT | toxics best available control technology |
| TAC | Toxic Air Contaminant |
| EPA | United States Environmental Protection Agency |
| VMT | vehicle miles traveled |
| VOC | volatile organic compound |

# 1 INTRODUCTION

The purpose of this Health Risk Assessment (HRA) is to evaluate potential health risks associated with Toxic Air Contaminants (TAC) including Diesel Particulate Matter (DPM) resulting from the implementation of the proposed the Bon View Project (Project). This HRA was prepared in accordance with the requirements of the South Coast Air Quality Management District (SCAQMD) and guidance from the Office of Environmental Health Hazard Assessment (OEHHA) to determine if health risks are likely to occur from the Project. Technical data is included as see Appendix A: Modeling Data.

## 1.1 Project Location and Setting

The Project site is located at the northwest corner of South Bon View Avenue and East Cedar Street in the City of Ontario, California (City), County of San Bernardino (County), California. The site is generally located in the western portion of the City, approximately 0.50-mile north of State Route 60 (SR-60) and 0.65-mile east of Euclid Avenue (SR-83). Local access to the site is provided via Cedar Street to the south and Bon View Avenue to the east; refer to Exhibit 1: Regional Location Map and Exhibit 2: Project Vicinity Map.

The Project site is a rectangular lot that contains vacant parcels**.** The site's existing land use designation is Industrial; the existing zoning is Light Industrial (IL) and General Industrial (IG). Immediate surrounding properties consist of industrial uses to the north, east, south, and west; multi-family residential uses are located further to the south of the Project site along Cedar Street.

## 1.2 Project Description

The proposed Project would involve the construction of a 175,047 square-foot (sf) warehouse building on an approximately 7.47-acre site, with associated facilities and improvements including approximately 4,500 square feet of office space, vehicle parking, loading dock doors, trailer parking, onsite landscaping, and related on-site and off-site improvements; refer to Exhibit 3: Conceptual Site Plan. The building height would be a approximately 45 feet and have a Floor Area Ratio (FAR) of 0.54.

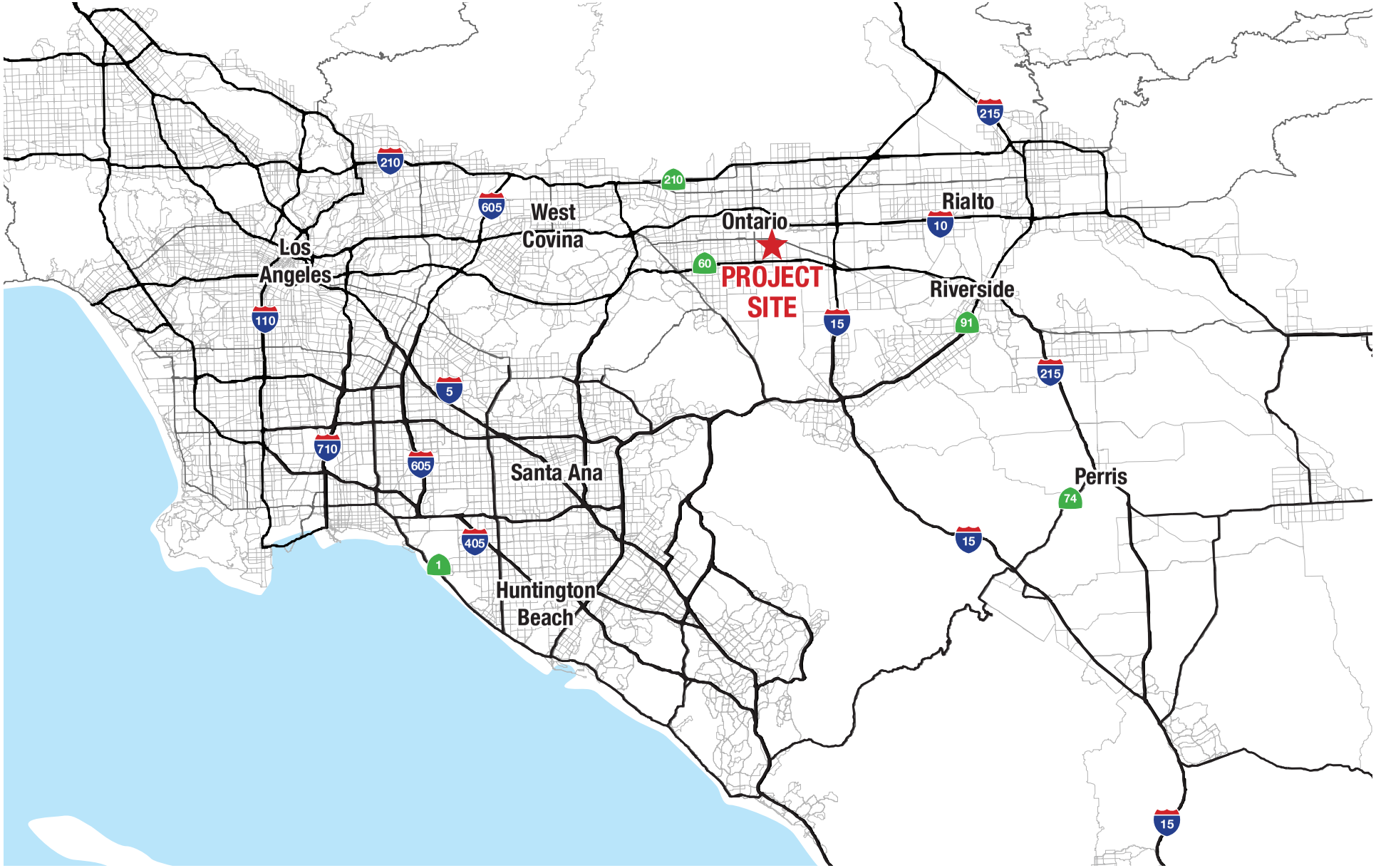



**EXHIBIT 1:** Regional Location Map

Bon View Project

*City of Ontario*

Not to Scale

Kimley»Horn

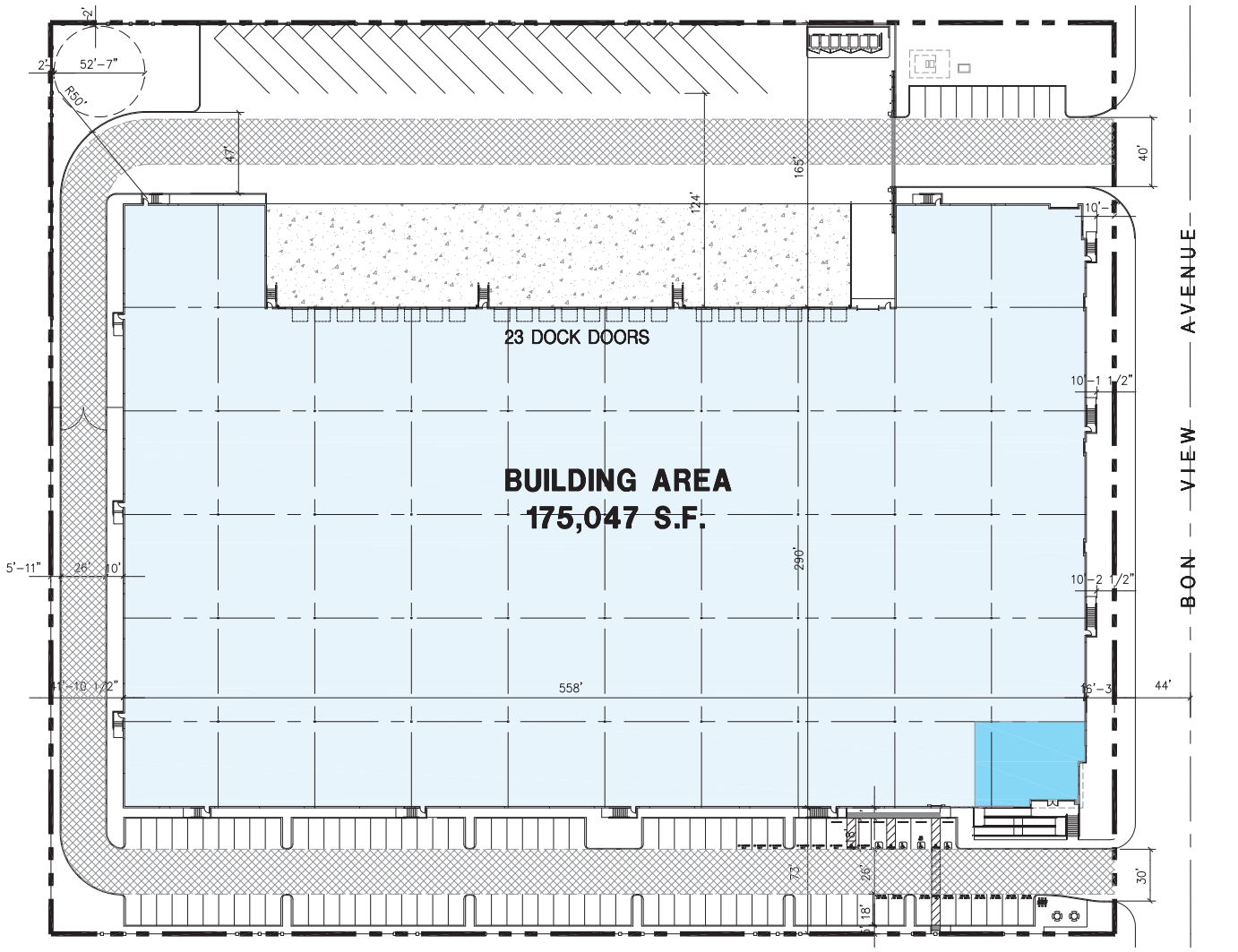
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**EXHIBIT 2:** Project Vicinity Map
Bon View Project
*City of Ontario*

Not to Scale

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## Legend

- WAREHOUSE
- POTENTIAL OFFICE WITH 2ND FLOOR
- ▼ DRIVE THRU DOOR

## Tabulation

| | BLDG.1 | |
|---|---|---|
| **SITE AREA (GROSS & NET)** | | |
| In s.f. | 325,285 | s.f. |
| In acres | 7.47 | ac |
| **BUILDING AREA** | | |
| Office - 1st floor | 2,606 | s.f. |
| Office - 2nd floor | 1,894 | s.f. |
| Warehouse | 170,547 | s.f. |
| TOTAL | 175,047 | s.f. |
| **COVERAGE** | 53.2% | |
| **FLOOR AREA RATIO** | 0.54 | |
| **AUTO PARKING REQUIRED** | | |
| Office: 1/250 s.f. (if exceed 10% of GFA) | n/a | stalls |
| Whse: 1st 20K @ 1/1,000 s.f. | 20 | stalls |
| above 20K @ 1/2,000 s.f. | 78 | stalls |
| TOTAL | 98 | stalls |
| **AUTO PARKING PROVIDED** | | |
| Standard (9' x 18') | 89 | stalls |
| Van Accessible (12' x 18') | 1 | stalls |
| Standard Accessible (9' x 18') | 3 | stalls |
| Future Van Accessible EV (12' x 18') | 1 | stalls |
| Future Standard Accessible EV (9' x 18' | 1 | stalls |
| Future Standard EV (9' x 18') | 5 | stalls |
| Clean Air Vehicle (9' x 18') | 9 | stalls |
| Total | 109 | stalls |
| **TRAILER PARKING REQUIRED** | | |
| 1 per 4 dock doors | 6 | stalls |
| **TRAILER PARKING PROVIDED** | | |
| Trailer (12' x45') | 17 | stalls |
| **MAXIMUM FLOOR AREA RATIO** | | |
| FAR - .55 | | |
| **ZONING ORDINACE FOR CITY** | | |
| Zoning - General Industrial (IG) & Light Industrial (IL) | | |
| **MAXIMUM BUILDING HEIGHT ALLOWED** | | |
| Height - 55' | | |
| **LANDSCAPE REQUIREMENT** | | |
| Percentage - 10% interior lot | 32,529 | s.f. |
| **LANDSCAPE PROVIDED** | | |
| in s.f. | 32,900 | s.f. |
| Percentage | 10.11% | |
| **SETBACKS** | | |
| Building | Landscape | |
| Bon View Ave - 10' (Collector) | 10' | |

**Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.**

1" = 30'

0 30 60 90

**EXHIBIT 3:** Conceptual Site Plan
Bon View Project
*City of Ontario*

Not to scale

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# 2 ENVIRONMENTAL SETTING

## 2.1 Climate

The general region lies in the semi-permanent high-pressure zone of the eastern Pacific. The climate is mild and tempered by cool sea breezes. The usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. The extent and severity of the air pollution problem in the South Coast Air Basin (SCAB) is a function of the area's natural physical characteristics (weather and topography), as well as man-made influences (development patterns and lifestyle). Factors such as wind, sunlight, temperature, humidity, rainfall, and topography all affect the accumulation and/or dispersion of pollutants throughout the SCAB. These factors along with applicable regulations are discussed below.

The average annual temperature varies little throughout the SCAB, averaging 75 degrees Fahrenheit (°F). However, with a less-pronounced oceanic influence, the eastern inland portions of the SCAB show greater variability in annual minimum and maximum temperatures. All portions of the SCAB have had recorded temperatures over 100°F in recent years.

## 2.2 Meteorology

Although the SCAB has a semi-arid climate, the air near the surface is moist due to the presence of a shallow marine layer. Except for infrequent periods when dry, continental air is brought into the SCAB by offshore winds, the ocean effect is dominant. Periods with heavy fog are frequent, and low stratus clouds, occasionally referred to as "high fog," are a characteristic climate feature. Annual average relative humidity is 70 percent at the coast and 57 percent in the eastern part of the SCAB. Precipitation in the SCAB is typically nine to 14 inches annually and is rarely in the form of snow or hail due to typically warm weather. The frequency and amount of rainfall is greater in the coastal areas of the SCAB.

A temperature inversion is defined as an increase in temperature with height, or to the layer within which such an increase occurs. The height of the inversion is important in determining pollutant concentration. When the inversion is approximately 2,500 feet above sea level, the sea breezes carry the pollutants inland to escape over the mountain slopes or through the passes. At a height of 1,200 feet, the terrain prevents the pollutants from entering the upper atmosphere, resulting in a settlement in the foothill communities. Below 1,200 feet, the inversion puts a tight lid on pollutants, concentrating them in a shallow layer over the entire SCAB. Usually, inversions are lower before sunrise than during the day. Mixing heights for inversions are lower in the summer and more persistent, being partly responsible for the high levels of ozone ($O_3$) observed during summer months in the SCAB. Smog in southern California is generally the result of these temperature inversions combining with coastal day winds and local mountains to contain the pollutants for long periods of time, allowing them to form secondary pollutants by reacting with sunlight. The SCAB has a limited ability to disperse these pollutants due to typically low wind speeds.

The area in which the Project is located offers clear skies and sunshine yet is still susceptible to air inversions. These inversions trap a layer of stagnant air near the ground, where it is then further loaded with pollutants. These inversions cause haziness, which is caused by moisture, suspended dust, and a variety of chemical aerosols emitted by trucks, automobiles, furnaces, and other sources.

## 2.3 Toxic Air Contaminants

Toxic Air Contaminants (TACs) are airborne substances capable of causing short-term (acute) and long-term (chronic or carcinogenic, i.e. cancer causing) adverse human health effects (i.e. injury or illness). TACs include both organic and inorganic chemical substances. They may be emitted from a variety of common sources including gasoline stations, automobiles, dry cleaners, industrial operations, and painting operations. The current California list of TACs includes approximately 200 compounds, including particulate emissions from diesel-fueled engines.

Hazardous Air Pollutants (HAP) is a term used by the Federal Clean Air Act (FCAA) that includes a variety of pollutants generated or emitted by industrial production activities. Identified as TACs under the California Clean Air Act (CCAA), ten have been singled out through ambient air quality data as being the most substantial health risk in California. Direct exposure to these pollutants has been shown to cause cancer, birth defects, damage to the brain and nervous system, and respiratory disorders. The California Air Resources Board (CARB) provides emission inventories for only the larger air basins.

TACs do not have ambient air quality standards because no safe levels of TACs can be determined. Instead, TAC impacts are evaluated by calculating the health risks associated with a given exposure. The requirements of the Air Toxic "Hot Spots" Information and Assessment Act (Assembly Bill [AB] 2588) apply to facilities that use, produce, or emit toxic chemicals. Facilities subject to the toxic emission inventory requirements of the act must prepare and submit toxic emission inventory plans and reports, and periodically update those reports.

Toxic contaminants often result from fugitive emissions during fuel storage and transfer activities, and from leaking valves and pipes. For example, the electronics industry, including semiconductor manufacturing, uses highly toxic chlorinated solvents in semiconductor production processes. Sources of air toxics go beyond industry, however. Automobile exhaust also contains toxic air pollutants such as benzene and 1,3-butadiene. In California, on-road diesel-fueled engines contribute approximately 24 percent of the statewide total, with an additional 71 percent attributed to other mobile sources such as construction and mining equipment, agricultural equipment, and transport refrigeration units. Stationary sources contribute about 5 percent of total DPM. It should be noted that CARB has developed several plans and programs to reduce diesel emissions such as the Diesel Risk Reduction Plan (DRRP), the Statewide Portable Equipment Registration Program (PERP), and the Diesel Off-Road Reporting System (DOORS). The PERP and DOORS programs allow owners or operators of portable engines and certain other types of equipment can register their units in order to operate their equipment throughout California without having to obtain individual permits from local air districts.

Diesel exhaust and many individual substances contained in it (including arsenic, benzene, formaldehyde, and nickel) have the potential to contribute to mutations in cells that can lead to cancer. Long-term exposure to diesel exhaust particles poses the highest cancer risk of any TAC evaluated by OEHHA. CARB estimates that about 70 percent of the cancer risk that the average Californian faces from breathing toxic air pollutants stems from diesel exhaust particles.

In its comprehensive assessment of diesel exhaust, OEHHA analyzed more than 30 studies of people who worked around diesel equipment, including truck drivers, railroad workers, and equipment operators. The studies showed these workers were more likely to develop lung cancer than workers not exposed to diesel emissions. These studies provide strong evidence that long-term occupational exposure to diesel exhaust increases the risk of lung cancer. Using information from OEHHA's assessment, CARB estimates that diesel

particle levels measured in California's air in 2000 could cause 540 "excess" cancers in a population of 1 million people over a 70-year lifetime. Other researchers and scientific organizations, including the National Institute for Occupational Safety and Health, have calculated cancer risks from diesel exhaust similar to those developed by OEHHA and CARB.

Exposure to diesel exhaust can have immediate health effects. Diesel exhaust can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. In studies with human volunteers, diesel exhaust particles made people with allergies more susceptible to the materials to which they are allergic, such as dust and pollen. Exposure to diesel exhaust also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks.

Diesel engines are a major source of fine particulate pollution. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Numerous studies have linked elevated particle levels in the air to increased hospital admissions, emergency room visits, asthma attacks, and premature deaths among those suffering from respiratory problems. Because children's lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. In California, diesel exhaust particles have been identified as a carcinogen.

## 2.4 Sensitive Receptors

Sensitive populations are more susceptible to the effects of air pollution than is the general population. Sensitive receptors that are in proximity to localized sources of toxics are of particular concern. Land uses considered sensitive receptors include residences, schools, playgrounds, childcare centers, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. Sensitive land uses surrounding the Project consist of multi-family and single-family residences. The nearest sensitive land uses nearest to the Project are shown in Table 1: Sensitive Receptors.

**Table 1: Sensitive Receptors**

| Receptor Description | Distance and Direction from the Project |
|---|---|
| Multi-Family Residences | 155 feet to the south |
| Single-Family Residences | 480 feet to the southwest |
| Multi-Family Residences | 730 feet to the west |

Source: Google Earth, 2021.

# 3 REGULATORY SETTING

## 3.1 Federal

**Federal Clean Air Act**

The FCAA was amended in 1990 to address the numerous air pollutants that are known to cause or may reasonably be anticipated to cause adverse effects to human health or adverse environmental effects. 188 specific pollutants and chemical groups were initially identified as HAPs, and the list has been modified over time. The FCAA Amendments included new regulatory programs to control acid deposition and for the issuance of stationary source operating permits.

In 2001, the United States Environmental Protection Agency (EPA) issued its first Mobile Source Air Toxics Rule, which identified 21 mobile source air toxic (MSAT) compounds as being HAPs that required regulation. A subset of six of these MSAT compounds were identified as having the greatest influence on health and included benzene, 1,3-butadiene, formaldehyde, acrolein, acetaldehyde, and DPM. More recently, the EPA issued a second MSAT Rule in February 2007, which generally supported the findings in the first rule and provided additional recommendations of compounds having the greatest impact on health. The rule also identified several engine emission certification standards that must be implemented. Unlike the criteria pollutants, toxics do not have National Ambient Air Quality Standards (NAAQS) making evaluation of their impacts more subjective.

National Emissions Standards for Hazardous Air Pollutants (NESHAPs) were incorporated into a greatly expanded program for controlling toxic air pollutants. The provisions for attainment and maintenance of the NAAQS were substantially modified and expanded. Other revisions included provisions regarding stratospheric ozone protection, increased enforcement authority, and expanded research programs.

Section 112 of the FCAA Amendments governs the federal control program for HAPs. NESHAPs are issued to limit the release of specified HAPs from specific industrial sectors. These standards are technology-based, meaning that they represent the best available control technology an industrial sector could afford. The level of emissions controls required by NESHAPs are not based on health risk considerations because allowable releases and resulting concentrations have not been determined to be safe for the general public. The FCAA does not establish air quality standards for HAPs that define legally acceptable concentrations of these pollutants in ambient air.

**Federal Emissions Standards for On-Road Trucks**

To reduce emissions from on-road, heavy-duty diesel trucks, the U.S. EPA established a series of increasingly strict emission standards for new engines, starting in 1988. The U.S. EPA promulgated the final and cleanest standards with the 2007 Heavy-Duty Highway Rule.[1] The PM emission standard of 0.01 gram per horsepower-hour (g/hp-hr) is required for new vehicles beginning with model year 2007. Also, the $NO_X$ and nonmethane hydrocarbon (NMHC) standards of 0.20 g/hp-hr and 0.14 g/hp-hr, respectively, were phased in together between 2007 and 2010 on a percent of sales basis: 50 percent from 2007 to 2009 and 100 percent in 2010.

[1] United States Environmental Protection Agency (U.S. EPA), *Control of Air Pollution from New Motor Vehicles: Heavy-Duty Engine and Vehicle Standards and Highway Diesel Fuel Sulfur Control Requirements*, Final Rule. 40 Code of Federal Regulations, Parts 69, 80, and 86. January 18, 2001.

**Emission Standards for Nonroad Diesel Engines**

To reduce emissions from off-road diesel equipment, the U.S. EPA established a series of cleaner emission standards for new off-road diesel engines. Tier 1 standards were phased in from 1996 to 2000 (year of manufacture), depending on the engine horsepower category. Tier 2 standards were phased in from 2001 to 2006. Tier 3 standards were phased in from 2006 to 2008. Tier 4 standards, which generally require add-on emission control equipment to attain them, are being phased in from 2008 to 2015.

## 3.2 State of California

**California Air Resources Board**

CARB's statewide comprehensive air toxics program was established in 1983 with AB 1807 the Toxic Air Contaminant Identification and Control Act (Tanner Air Toxics Act of 1983). AB 1807 created California's program to reduce exposure to air toxics and sets forth a formal procedure for CARB to designate substances as TACs. Once a TAC is identified, CARB adopts an airborne toxics control measure (ATCM) for sources that emit designated TACs. If there is a safe threshold for a substance at which there is no toxic effect, the control measure must reduce exposure to below that threshold. If there is no safe threshold, the measure must incorporate toxics best available control technology (T-BACT) to minimize emissions.
CARB also administers the state's mobile source emissions control program and oversees air quality programs established by state statute, such as AB 2588. Under AB 2588, TAC emissions from individual facilities are quantified and prioritized by the air quality management district or air pollution control district. High priority facilities are required to perform a health risk assessment and, if specific thresholds are exceeded, required to communicate the results to the public in the form of notices and public meetings. In September 1992, the AB 2588 was amended by Senate Bill (SB) 1731 which required facilities that pose a significant health risk to the community to reduce their risk through a risk management plan.

**Diesel Risk Reduction Plan**

The identification of DPM as a TAC in 1998 led CARB to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles (DRRP) in October 2000. The DRRP's goals include an 85 percent reduction in DPM by 2020 from the 2000 baseline.[2] CARB estimates that emissions of DPM in 2035 will be less than half those in 2010, further reducing statewide cancer risk and non-cancer health effects.[3] The DRRP includes regulations to establish cleaner new diesel engines, cleaner in-use diesel engines (retrofits), and cleaner diesel fuel.

**Truck and Bus Regulation Reducing Emissions from Existing Diesel Vehicles**

On December 12, 2008, CARB approved the Truck and Bus Regulation to significantly reduce particulate matter (PM) and oxides of nitrogen ($NO_X$) emissions from existing diesel vehicles operating in California. The regulation requires diesel trucks and buses that operate in California to be upgraded to reduce emissions. Heavier trucks were required to be retrofitted with PM filters beginning January 1, 2012, and

[2] California Air Resources Board, *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles*, October 2000.
[3] California Air Resources Board, *Overview: Diesel Exhaust & Health*, available at: https://ww2.arb.ca.gov/resources/overview-diesel-exhaust-and-health, accessed May 10, 2021.

older trucks were required to be replaced starting January 1, 2015. By January 1, 2023, nearly all trucks and buses would need to have 2010 model year engines or equivalent.

The regulation applies to most privately and federally-owned diesel fueled trucks and buses and to privately and publicly owned school buses with a gross vehicle weight rating (GVWR) greater than 14,000 pounds. Small fleets with three or fewer diesel trucks can delay compliance for heavier trucks and there are several extensions for low-mileage construction trucks, early PM filter retrofits, adding cleaner vehicles, and other situations. Privately and publicly owned school buses have different requirements.

**Heavy-Duty Vehicle Idling Emission Reduction Program**

The purpose of the CARB ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling is to reduce public exposure to diesel particulate matter and criteria pollutants by limiting the idling of diesel-fueled commercial vehicles. The driver of any vehicle subject to this ATCM is prohibited from idling the vehicle's primary diesel engine for greater than five minutes at any location and is prohibited from idling a diesel-fueled auxiliary power system (APS) for more than five minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle if it has a sleeper berth and the truck is located within 100 feet of a restricted area (homes and schools).

CARB Final Regulation Order, Requirements to Reduce Idling Emissions from New and In-Use Trucks, beginning in 2008, would require that new 2008 and subsequent model-year heavy-duty diesel engines be equipped with an engine shutdown system that automatically shuts down the engine after 300 seconds of continuous idling operation once the vehicle is stopped, the transmission is set to "neutral" or "park", and the parking brake is engaged.

**CalEnviroScreen**

The California Office of Environmental Health Hazard Assessment (OEHHA) has developed CalEnviroScreen 3.0, which is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. CalEnviroScreen uses environmental, health, and socioeconomic information to produce scores for every census tract in the State. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores.

According to CalEnviroScreen, the Project site is located within Census Tract 6071001813, which is within the 95-100th percentile. The residential uses to the south of the Project site are located within Census Tract 6071001810, which is within the 80-85th percentile. It should be noted that the CalEnviroScreen scores are not an expression of health risk, and do not provide quantitative information on increases in cumulative impacts for specific sites or projects. Further, as a comparative screening tool, the results do not provide a basis for determining when differences between scores are significant in relation to public health or the environment.

**CARB Advanced Clean Truck Regulation**

CARB adopted the Advanced Clean Truck Regulation in June 2020 requiring truck manufacturers to transition from diesel trucks and vans to electric zero-emission trucks beginning in 2024. By 2045, every new truck sold in California is required to be zero-emission. This rule directly addresses disproportionate

risks and health and pollution burdens and puts California on the path for an all zero-emission short-haul drayage fleet in ports and railyards by 2035, and zero-emission "last-mile" delivery trucks and vans by 2040. The Advanced Clean Truck Regulation accelerates the transition of zero-emission medium-and heavy-duty vehicles from Class 2b to Class 8. The regulation has two components including a manufacturer sales requirement, and a reporting requirement:

- Zero-Emission Truck Sales: Manufacturers who certify Class 2b through 8 chassis or complete vehicles with combustion engines are required to sell zero-emission trucks as an increasing percentage of their annual California sales from 2024 to 2035. By 2035, zero-emission truck/chassis sales need to be 55 percent of Class 2b – 3 truck sales, 75 percent of Class 4 – 8 straight truck sales, and 40 percent of truck tractor sales.

- Company and Fleet Reporting: Large employers including retailers, manufacturers, brokers and others would be required to report information about shipments and shuttle services. Fleet owners, with 50 or more trucks, would be required to report about their existing fleet operations. This information would help identify future strategies to ensure that fleets purchase available zero-emission trucks and place them in service where suitable to meet their needs.

## 3.3 REGIONAL

**South Coast Air Quality Management District**

The CCAA provides the SCAQMD with the authority to manage transportation activities at indirect sources and regulate stationary source emissions. Indirect sources of pollution are generated when minor sources collectively emit a substantial amount of pollution. An example of this would be the motor vehicles at an intersection, a mall, and on highways. As a State agency, CARB regulates motor vehicles and fuels for their emissions.

**Air Toxics Control Plan**

The Air Toxics Control Plan (March 2000, revised March 26, 2004) is a planning document designed to examine the overall direction of the SCAQMD's air toxics control program. It includes development and implementation of strategic initiatives to monitor and control air toxics emissions. Control strategies that are deemed viable and are within the SCAQMD's jurisdiction will each be brought to the SCAQMD Board for further consideration through the normal public review process. Strategies that are to be implemented by other agencies will be developed in a cooperative effort, and the progress will be reported back to the Board periodically.

**Multiple Air Toxics Exposure Study**

The SCAQMD conducted an in-depth analysis of the toxic air contaminants and their resulting health risks for all of Southern California. The Multiple Air Toxics Exposure Study in the SCAB (MATES IV) shows that cancer risk has decreased more than 50 percent between MATES III (2008) and MATES IV (2015).

MATES IV is the most comprehensive dataset documenting the ambient air toxic levels and health risks associated with the SCAB emissions. Therefore, MATES IV study represents the baseline health risk for a cumulative analysis. MATES IV estimates the average excess cancer risk level from exposure to TACs is less than 400 in one million basin-wide. These model estimates were based on monitoring data collected at

ten fixed sites within the SCAB. None of the fixed monitoring sites are near the Project site. However, MATES IV has extrapolated the excess cancer risk levels throughout the SCAB by modeling the specific grids. MATES IV modeling predicted an excess cancer risk of 772 in one million for the Project area.[4] DPM is included in this cancer risk along with all other TAC sources. DPM accounts for 68 percent of the total risk shown in MATES IV. The SCAQMD is currently preparing MATES V, which will be the latest comprehensive study of levels of toxic air pollutants the region, MATES V will include an advanced monitoring component with a focus on refinery emissions.

**Assembly Bill 617 – Community Air Protection Program**

Passed by the California legislature in 2017, AB 617 is a law that focuses on reducing air pollution in environmental justice communities throughout the State. AB 617 requires a statewide strategy with focused actions for communities heavily impacted by air pollution. These actions include developing community air monitoring plans (CAMPs) and/or community emissions reduction plans (CERPs) to reduce emissions of toxic air contaminants (TACs) and criteria pollutants. The San Bernardino/Muscoy area was among three communities chosen for the program. The project site is approximately 17 miles west of the CERP's boundary and approximately 16.5 miles west of the emissions study area boundary.

The San Bernardino/Muscoy CERP outlines the actions and commitments to reduce air pollution for the San Bernardino/Muscoy community. Implementation of the CERP is estimated to reduce $NO_X$ emissions by 40 to 50 tons per year and PM emissions by 0.5 to 0.6 tons per year. The CERP's goal is to cut $NO_X$ and PM emissions 10 percent by 2024 and 21 percent and 15 percent, respectively, by 2029.

CERP implementation is to take place over approximately five years. Once adopted, the CERP would allow the SCAQMD to provide incentive funds to accelerate the replacement of old trucks with technology that is cleaner than required, focus enforcement to ensure rule compliance, develop new rules to reduce emissions, work with land use agencies to develop emissions reducing policies, and implement school programs to reduce indoor levels of pollution. The CERP does not includes project-specific requirements but would allow the SCAQMD and CARB to implement emissions reducing measures. Therefore, no further analysis is warranted.

[4] South Coast Air Quality Management District, *MATES IV Estimated Risk*, https://scaqmd-online.maps.arcgis.com/apps/webappviewer/index.html?id=470c30bc6daf4ef6a43f0082973ff45f

# 4 SIGNIFICANCE CRITERIA AND METHODOLOGY

## 4.1 Health Risk Analysis Thresholds

Project health risks are determined by examining the types and levels of air toxics generated and the associated impacts on factors that affect air quality. While the final determination of significance thresholds is within the purview of the lead agency pursuant to the State CEQA Guidelines, the SCAQMD recommends that the following air pollution thresholds be used by lead agencies in determining whether the impacts from the Project are significant. If the lead agency finds that the Project has the potential to exceed the air pollution thresholds, the Project should be considered significant. The thresholds for air toxic emissions are as follows:

- **Cancer Risk:** Emit contaminants that exceed the maximum individual cancer risk of 10 in one million.
- **Non-Cancer Risk:** Emit contaminants that exceed the maximum hazard quotient of 1 in one million.

Cancer risk is expressed in terms of expected incremental incidence per million population. The SCAQMD has established an incidence rate of 10 persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. This threshold serves to determine whether or not a given project has a potentially significant development-specific and cumulative impact. The 10 in one million standard is a health-protective significance threshold. A risk level of 10 in one million implies a likelihood that up to 10 persons, out of one million equally exposed people would contract cancer if exposed continuously (24 hours per day) to the levels of toxic air contaminants over a specified duration of time. This risk would be an excess cancer that is in addition to any cancer risk borne by a person not exposed to these air toxics. To put this risk in perspective, the risk of dying from accidental drowning is 1,000 in a million which is 100 times more than the SCAQMD's threshold of 10 in one million.

The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a "hazard index," (HI) expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less than 1.0 means that adverse health effects are not expected. Within this analysis, non-carcinogenic exposures less than 1.0 are considered less than significant.

## 4.2 Methodology

This HRA evaluates potential health risks associated with the emission of diesel particulate matter resulting from the implementation of the proposed Project. Construction equipment and associated heavy-duty truck traffic generate diesel exhaust, which is a known TAC. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. Operational activities would also include the use of heavy-duty diesel trucks.

**Construction Sources**

Construction would generate DPM emissions from the use of off-road diesel equipment required for demolition, grading and excavation, paving, and other construction activities. For construction activity, DPM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and

from the construction area to deliver materials and equipment were included in the analysis, although they are typically less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site potentially poses a health risk to nearby sensitive receptors. The closest sensitive receptors to the Project site are residences located 155 feet away from the south boundary of the Project site.

Health-related risks associated with diesel-exhaust emissions are primarily linked to long-term exposure and the associated risk of contracting cancer. The use of diesel-powered construction equipment would be episodic and would occur throughout the Project site. Construction activities would limit idling to no more than five minutes, which would further reduce nearby sensitive receptors' exposure to temporary and variable DPM emissions. Furthermore, even during the most intense period of construction, emissions of DPM would be generated from different locations on the Project Site rather than in a single location because different types of construction activities (e.g., site preparation and building construction) would not occur at the same place at the same time.

**Operational Sources**

Due to the increased truck traffic from the Project, the resulting emissions could also result in pollutant concentrations at existing sensitive receptors. Average daily trips from truck traffic to the Project were obtained from the Project Traffic Impact Study (May 2021). Emission rates for vehicle running and idling for $PM_{10}$ (DPM) was calculated using trip data and CARB 2017 EMission FACtor model version 1.0.2 (EMFAC)[5] data for San Bernardino County; refer to Appendix A. The emissions rate was calculated using 2022 emissions factors since Project construction would be completed in late-2021. The third trimester exposure used opening year (2022) emissions factors, 2-year factors (for infant exposure) reflect years 2023 and 2024 using 2023 emissions factors, 14-year average factors (for child exposure during years 2-16) reflect emissions during the first 14 years of operation after infancy (2025 to 2038) using 2025 emissions factors, and the second 14 years of exposure (years 2039-2052) using 2039 emissions factors were used for assessment of exposure during years 16 to 30 and were derived for the South Coast Portion of San Bernardino County. The analysis includes onsite idling and truck traffic on the following roadways and vehicle speeds are:

- Bon View Avenue (25 to 40 miles per hour)
- Philadelphia Street (40 miles per hour)
- Euclid Avenue (40 miles per hour)
- Grove Avenue (40 miles per hour)
- Onsite Truck Traffic (15 miles per hour)

**Dispersion Modeling**

The air dispersion modeling for the HRA was performed using the U.S. EPA AERMOD dispersion model. AERMOD is a steady-state, multiple-source, Gaussian dispersion model designed for use with emission sources situated in terrain where ground elevations can exceed the stack heights of the emission sources (not a factor in this case). AERMOD requires hourly meteorological data consisting of wind vector, wind speed, temperature, stability class, and mixing height. Surface and upper air meteorological data is provided by the SCAQMD. Surface and upper air meteorological data from the Fontana Monitoring Station was selected as being the most representative for meteorology based on proximity to the Project site.

[5] California Air Resources Board, *EMFAC 2017 Web Database,* www.arb.ca.gov/emfac/2017/, accessed February 2021.

The AERMOD emission source for construction are line volume sources (comprised of smaller adjacent volume sources)[6] throughout the Project site. Heavy duty vehicle emissions were assigned a release height (i.e., average stack height) of 12 feet (3.6 meters), and a plume height of 20.4 feet (6.22 meters). AERMOD was run to obtain the 1-hour and annual average concentration in micrograms per cubic meter ($\mu g/m^3$) of $PM_{10}$ at the nearby sensitive receptors. According to the SCAQMD's Supplemental Guidelines for Preparing Risk Assessments for AB 2588, air dispersion modeling is required to estimate annual average concentrations to calculate the Maximum Individual Cancer Risk (MICR), the maximum chronic HI, the zones of impact, and excess cancer burden, as well as peak hourly concentrations to calculate the health impact from substances with acute non-cancer health effects. To achieve these goals, a receptor grid was placed over the Project site to cover the zone of impact. According to the SCAQMD, in order "to identify the maximum impacted receptors (i.e. peak cancer risk and peak hazard indices) a grid spacing of 100 meters or less must be used" (see page 16 of SCAQMD's Supplemental Guidelines). Due to the size of the Project site, receptors were modeled with a 50-meter grid spacing. In addition, National Elevation Dataset (NED) terrain data was imported into AERMOD for the Project. The modeling and analysis were prepared in accordance with the SCAQMD Modeling Guidance for AERMOD.[7]

Note that the concentration estimate developed using this methodology is conservative and is not a specific prediction of the actual concentrations that would occur at the Project site any one point in time. Actual 1-hour and annual average concentrations are dependent on many variables, particularly the number and type of vehicles and equipment operating at specific distances during time periods of adverse meteorology. A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on these worst-case exposure duration scenarios. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the OEHHA Guidance Manual. Only the risk associated with the worst-case location of the Project was assessed.

**Health Risk Computation**

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA *Human Health Evaluation Manual* (1991) and the OEHHA Guidance Manual (2015).

**Risk and Hazard Assessment**

Cancer Risk

Based on the OEHHA methodology, residential inhalation cancer risk from annual average DPM and benzene concentrations are calculated by multiplying the daily inhalation dose, cancer potency factor, age sensitivity factor (ASF), frequency of time spent at home, and exposure duration divided by averaging time, yielding the excess cancer risk. These factors are discussed in more detail below. It is important to note that exposure duration is based on continual heavy truck operation along nearby roadways. Exposure through inhalation (Dose-air) is a function of breathing rate, exposure frequency, and concentration of

[6] Construction emissions would occur from heavy-duty equipment operating throughout the Project site. These sources were characterized as multiple volume sources (modeled as adjacent line volume sources that cover the disturbed areas of the project site) to represent construction equipment.

[7] South Coast Air Quality Management District, *SCAQMD Modeling Guidance for AERMOD*, http://www.aqmd.gov/home/air-quality/meteorological-data/modeling-guidance, accessed February 17, 2020.

substance in the air. To estimate cancer risk, the dose was estimated by applying the following formula to each ground-level concentration:

$$\text{Dose-air} = C_{air}*(BR/BW)*A*EF*10^{-6}$$

| | |
|---|---|
| Dose-air = | dose through inhalation (mg/kg/day) |
| $C_{air}$ = | air concentration (µg/m$^3$) from air dispersion model |
| (DBR/BW) = | daily breathing rate normalized to body weight (L/kg bodyweight-day) |
| A = | inhalation absorption factor (unitless) |
| EF = | exposure frequency (approximately 350 days per year for residential) |
| $10^{-6}$ = | conversion factor (micrograms to milligrams, liters to cubic meters) |

OEHHA developed ASFs to consider the increased sensitivity to carcinogens during early-life exposure. Fraction of time at home (FAH) during the day is used to adjust exposure duration and cancer risk from a specific facility's emissions, based on the assumption that exposure to the facility's emissions are not occurring away from home. The factors used in the health risk assessment are shown in Table 2: Default Age Sensitivity Factors, Fraction of Time at Home, And Daily Breathing Rates.

**Table 2: Default Age Sensitivity Factors, Fraction of Time at Home, and Daily Breathing Rates**

| Age | Default Age Sensitivity Factor[1] (ASF) | Fraction of Time at Home (FAH) | Daily Breathing Rate (L/kg BW-day[2]) |
|---|---|---|---|
| Third trimester | 10 | 100% | 361 |
| 0 to 2 years | 10 | 100% | 1,090 |
| Ages 2 through 15 years | 3 | 100% | 745 |
| Ages 16 and greater | 1 | 73% | 335 |

1. Accounts for potential increased sensitivity to carcinogens during childhood.
2. 95$^{th}$ percentile daily breathing rate normalized to body weight (L/kg body weight - day)

Source: California Office of Environmental Health Hazard Assessment, *Air Toxics Program Guidance Manual for the Preparation of Health Risk Assessments*, February 2015.

To estimate the cancer risk, the dose is multiplied by the cancer potency factor, the ASF, the exposure duration divided by averaging time, and the frequency of time spent at home (for residents only):

$$\text{Risk}_{inh\text{-}res} = (\text{Dose}_{air}*CPF*ASF*(ED/AT)*FAH)$$

| | |
|---|---|
| $\text{Risk}_{inh\text{-}res}$ = | residential inhalation cancer risk (potential chances per million) |
| $\text{Dose}_{air}$ = | daily dose through inhalation (mg/kg-day) |
| CPF = | inhalation cancer potency factor (mg/kg-day$^{-1}$) |
| ASF = | age sensitivity factor for a specified age group (unitless) |
| ED = | exposure duration (years) |
| AT = | averaging time of lifetime cancer risk (years) |
| FAH = | fraction of time spent at home (unitless) |

Chronic Non-Cancer Hazard

Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The following equation was used to determine the non-cancer risk:

$$\text{Hazard Quotient} = C_i/REL_i$$

$C_i$ = concentration in the air of substance i (annual average concentration in µg/m$^3$)
$REL_i$ = chronic noncancer Reference Exposure Level for substance (µg/m$^3$)

Acute Non-Cancer Hazard

The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts. The equation is as follows:

Acute HQ = Maximum Hourly Air Concentration (µg/m$^3$) / Acute REL (µg/m$^3$)

Health Risk Computation

A health risk computation was performed to determine the risk of developing an excess cancer risk calculated on a 30-year exposure scenario using CARB's Risk Assessment Stand Alone Tool (RAST). Health risk were analyzed at the point of maximum impact and are a conservative estimate. The pollutant concentrations are then used to estimate the long-term cancer health risk to an individual as well as the non-cancer chronic health index.

The off-site impacts would occur from the diesel trucks accessing the proposed Project. The cancer and chronic health risks are based on the annual average concentration of $PM_{10}$ (used as a proxy for DPM). As DPM does not have short-term toxicity values, acute risks were conservatively evaluated using hourly $PM_{10}$ concentrations and the REL for acrolein. The chronic and carcinogenic health risk calculations are based on the standardized equations contained in the U.S. EPA *Human Health Evaluation Manual* (1991) and the OEHHA Guidance Manual (2015).

# 5 POTENTIAL HEALTH RISK IMPACTS

CARB identified DPM as a TAC in 1998. Mobile sources (including trucks, buses, automobiles, trains, ships, and farm equipment) are by far the largest source of diesel emissions. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Diesel exhaust is emitted from a broad range of on- and off-road diesel engines. As the Project is proposed near existing residences, an analysis of DPM was performed using the EPA-approved AERMOD model.

## 5.1 Construction Health Risk Analysis

The duration of construction activities for the Project is estimated to take approximately nine months. Construction-related activities would result in Project-generated emissions of diesel PM from the exhaust of off-road, heavy-duty diesel equipment for site preparation (e.g., clearing, grading); paving; application of architectural coatings; on-road truck travel; and other miscellaneous activities. For construction activity, diesel PM is the primary toxic air contaminant of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations. Diesel exhaust from construction equipment operating at the site poses a health risk to nearby sensitive receptors. The closest sensitive receptors near the Project site are residential uses located to the south.

As noted above, maximum (worst case) $PM_{10}$ exhaust construction emissions over the entire construction period were used in AERMOD to approximate construction DPM emissions. Risk levels were calculated based on the California Office of Environmental Health Hazard Assessment (OEHHA) guidance document, Air Toxics Hot Spots Program Risk Assessment Guidelines (February 2015). Results of this assessment are summarized in Table 3: Construction Risk.

**Table 3: Construction Risk**

| Exposure Scenario | Pollutant Concentration ($\mu g/m^3$)[1,2] | Maximum Cancer Risk (Risk per Million) | Chronic Noncancer Hazard | Acute Noncancer Hazard |
|---|---|---|---|---|
| Construction | 0.00017 | 0.025 | 0.00003 | 0.00041 |
| *Threshold* | *N/A* | *10* | *1.0* | *1.0* |
| **Threshold Exceeded** | **No** | **No** | **No** | **No** |

1. Refer to Appendix A.
2. The maximum cancer risk would be experienced at the residences to south of the Project site along Cedar Street.

Results of this assessment indicate that the unmitigated maximum concentration of $PM_{10}$ during construction would be 0.00017 $\mu g/m^3$ and resultant cancer risk of 0.025 in one million, which would not exceed the SCAQMD threshold of 10 in one million. Non-cancer hazards for diesel PM would be below SCAQMD threshold of 1.0, with a chronic hazard index computed at 0.00003 and an acute hazard index of 0.00041. Therefore, construction risk levels would be less than SCAQMD thresholds and impacts would be less than significant.

## 5.2 Operational Health Risk Analysis

**Carcinogenic Risk**

Vehicle DPM emissions were estimated using emission factors for $PM_{10}$ generated with the EMFAC developed by CARB. Truck emissions were modeled with AERMOD to determine pollutant concentrations. As shown in Table 4: Operational Risk, the unmitigated calculated carcinogenic risk resulting from the Project is 0.88 per million, which would not exceed the SCAQMD threshold of 10 in one million residents. Therefore, the carcinogenic risk associated with the Project would be less than significant.

**Table 4: Operational Risk**

| Exposure Scenario | Maximum Cancer Risk (Risk per Million)[1, 2] | Significance Threshold (Risk per Million) | Exceeds Significance Threshold? |
|---|---|---|---|
| Residents | 0.88 | 10 | No |

1. Refer to Appendix A.
2. The maximum cancer risk would be experienced at the residences to the south of the Project site along Philadelphia Street based on worst-case exposure durations for the Project, 95th percentile breathing rates, and 30-year averaging time.

## 5.3 Non-Carcinogenic Hazards

The significance thresholds for TAC exposure also require an evaluation of non-cancer risk stated in terms of a hazard index. Non-cancer chronic impacts are calculated by dividing the annual average concentration by the REL for that substance. The REL is defined as the concentration at which no adverse non-cancer health effects are anticipated. The potential for acute non-cancer hazards is evaluated by comparing the maximum short-term exposure level to an acute REL. RELs are designed to protect sensitive individuals within the population. The calculation of acute non-cancer impacts is similar to the procedure for chronic non-cancer impacts.

Acute and chronic impacts are shown in Table 5: Chronic and Acute Hazards. An acute or chronic hazard index of 1.0 is considered individually significant. The hazard index is calculated by dividing the acute or chronic exposure by the reference exposure level. The highest maximum chronic and acute hazard index from the Project would be 0.0002 and 0.0013, respectively. Therefore, non-carcinogenic hazards are calculated to be within acceptable limits and a less than significant impact would occur.

**Table 5: Chronic and Acute Hazards**

| Emissions Sources | Chronic Hazard | Acute Hazard |
|---|---|---|
| Operational Trucks | 0.0002 | 0.0013 |
| *SCAQMD Threshold* | *1.0* | *1.0* |
| **Threshold Exceeded?** | **No** | **No** |

Refer to Appendix A: Modeling Data.

**Conclusion**

As described above, impacts related to cancer risk would be less than significant. Additionally, non-carcinogenic hazards are calculated to be within acceptable limits. It should be noted that the impacts assess the Project's incremental contribution to health risk impacts, consistent with the SCAQMD

guidance and methodology. The SCAQMD has not established separate cumulative thresholds and does not require combining impacts from cumulative projects. The SCAQMD considers projects that do not exceed the project-specific thresholds to generally not be cumulatively significant.[8] Therefore, impacts related to health risk from the Project would be less than significant.

**Mitigation Measures:** No mitigation is required.

**Level of Significance:** Less than significant impact.

[8] South Coast Air Quality Management District, *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution*, August 2003.

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# Appendix A

## Modeling Data

## APPENDIX D

PHASE I ENVIRONMENTAL SITE ASSESSMENT

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# Phase I Environmental Site Assessment

South Bon View Avenue and East Cedar Street
Ontario, California

*prepared for:*

Panattoni Development Company, Inc.
7887 East Belleview Avenue, Suite 475
Denver, Colorado

**April 2021**

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29 April 2021
Project No. 72ONT2

Trevor McKune
Associate Risk Manager
Panattoni Development Company, Inc.
7887 E. Belleview Avenue, Suite 475
Denver, Colorado 80111

**Subject:** **Phase I Environmental Site Assessment**
**Northwest Corner of South Bon View Avenue and East Cedar Street**
**Ontario, California**

Dear Mr. McKune:

Orion Environmental Inc., at the request of Panattoni Development Company, Inc. (Panattoni), has prepared this report documenting a Phase I Environmental Target Property Assessment for the approximately 7.5-acre property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue (Assessor's Parcel Numbers 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73) in Ontario, California. We appreciate the opportunity to provide environmental services to Panattoni. If you have questions or comments regarding this report, please contact Steve Hash at 562/988-2755 or shash@orionenv.com.

Very truly yours,

**ORION ENVIRONMENTAL INC.**

Steve Hash, P.E.
Senior Project Engineer

Mike Purchase, P.E.
Vice President

# EXECUTIVE SUMMARY

Orion Environmental Inc. (Orion), at the request of Panattoni Development Company, Inc. (Panattoni), performed a Phase I Environmental Target Property Assessment (ESA) and Tier 1 Vapor Encroachment Screening (VES) of the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue, Ontario, California (Target Property). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by Assessor's Parcel Numbers (APN's) 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. The Target Property is located in a developed area of Ontario predominantly characterized by industrial developments.

According to historical documentation, the Target Property was used for agricultural purposes from at least the 1930's until the 1980's. Historical operations at adjoining or nearby properties appear to have included orchards, but Orion did not identify any records indicating pesticide-intensive agricultural operations at the Target Property. The Target Property was partially developed in the 1980's and currently includes (1) two commercial condominiums with various commercial/industrial operations, (2) a metals fabrication operation, and (3) a single-family residence. The northern and northeastern portions of the Target Property have remained undeveloped.

Orion conducted this Phase I ESA in general accordance with the scope and limitations of ASTM *Standard Practice for ESAs* (E1527-13) unless otherwise noted. Similarly, the Vapor Screening Evaluation was conducted in accordance with ASTM's *Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions* (E2600-15). The purpose of the Phase I ESA was to identify recognized environmental conditions (RECs) and vapor encroachment conditions (VECs) as defined in the aforementioned ASTM Standards. The ESA included a review of local regulatory agency files, review of State and federal regulatory databases, Target Property reconnaissance, and interviews with current employees at the Target Property.

Orion did not identify any RECs, historical RECs (HREC), controlled RECs (CRECs), or VECs during the Phase I ESA based on historical Target Property use, historical documentation, interviews, and Target Property reconnaissance. Orion observed an apparently fresh water-sand mixture on the paved ground surface of the Target Property near previously decommissioned metals polishing equipment that contained caked sand/mud. Orion

identified the presence of this mixture as a *de minimis* condition because of the potential presence of metals. Historical records indicated that hazardous materials and wastes were present at the Target Property including halogenated solvents, but no records identified a release of chemicals to the environment. Similarly, hazardous waste oil was observed in labeled drums on secondary containment during reconnaissance, although no leaks or staining were observed in the vicinity of the drums.

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. Asbestos and lead sampling of existing structures at 1944 and 1948 South Bon View Avenue were performed by others during December 2018. The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces.

After completing this Phase I ESA, Orion recommends the following:

1. A hazardous materials survey should be performed prior to demolition of existing structures to further evaluate the potential presence of asbestos or lead at the Target Property.

2. Based on the historical use of halogenated solvents, petroleum hydrocarbons, and metals, a Soil Management Plan should be prepared for potential future site redevelopment activities.

3. Samples of the caked sand/mud and water-sand mixture should be collected and analyzed for metals to appropriately characterize and manage these materials before removal and offsite disposal.

The Executive Summary section of this report is only intended to represent a brief summary of findings and is not a detailed account of all the information documented in this report. The report should be reviewed in its entirety before drawing any final conclusions as to potential environmental conditions associated with the Target Property.

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# 1.0 INTRODUCTION

Orion was retained by Panattoni to perform a Phase I ESA at the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue, Ontario, California (Target Property; Figures 1 and 2). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by APNs 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. The work was conducted in general accordance with Orion's proposal dated 3 March 2021 and approved by Panattoni on 7 April 2021. The following sections summarize the Phase I ESA objectives and scope of work including potential non-scope considerations.

## 1.1 Objectives

The objectives of the Phase I ESA were to evaluate whether the Target Property may have been impacted by releases of hazardous materials from past or present activities at the Target Property or adjacent and nearby properties, which are considered Recognized Environmental Conditions (RECs). ASTM Standard E1527-13 defines a REC as:

> ***REC:*** *"the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."*

The term REC includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not pose a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. An example of *de minimis* conditions would include accidental leaks and spills associated with current Target Property operations.

In addition, the Phase I ESA was conducted to identify controlled or historical RECs (CRECs and HRECs, respectively) at the Target Property or surrounding properties. ASTM Standard E1527-13 defines CRECs and HRECs as the following:

> ***CREC:*** *"a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the*

*satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

***HREC:*** *"a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)."*

Data gaps may have been identified during the Phase I ESA process and are discussed later in this report. ASTM Standard E1527-13 defines data gaps as:

***Data Gap:*** *"a lack or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by this practice, including, but not limited to site reconnaissance (for example, an inability to conduct the site visit), and interviews (for example, an inability to interview the key site manager, regulatory officials, etc.).*

A Tier 1 Vapor Encroachment Screening (VES) was conducted to identify any Vapor Encroachment Conditions (VECs) present at the Target Property or resulting from adjacent or nearby properties. ASTM Standard E2600-15 defines VECs as *"the presence or likely presence of chemical of concern vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or groundwater on or near the target property as identified by Tier 1 or Tier 2 procedures."* Tier 1 Screening is conducted using information gathered during the Phase I ESA and is used to identify the presence of VECs at the Target Property. Tier 2 Screening is conducted if a VEC is identified by the Tier 1 Screening and would include numeric screening criteria to provide greater certainty to the existence of a VEC.

## 1.2 Scope of Work

To meet these objectives, Orion conducted the following scope of work in accordance with ASTM Standards E1527-13 and E2600-15 unless otherwise noted:

- ☐ Target Property and vicinity reconnaissance

- ☐ Interview(s) with Target Property owner representative(s)
- ☐ Review of historical information
- ☐ Review of State and federal environmental database information
- ☐ Preparation of this report.

### 1.3 ASTM Non-Scope Considerations

ASTM non-scope considerations are sometimes assessed concurrently with a Phase I ESA, but were not included in Orion's approved scope of work defined in the aforementioned proposal. Examples of non-scope considerations include:

- ☐ Asbestos-containing building materials
- ☐ Lead-based paint
- ☐ Lead in drinking water
- ☐ Radon
- ☐ Non-liquid polychlorinated biphenyls
- ☐ Regulatory compliance
- ☐ Diffuse anthropogenic pollution
- ☐ Biological agents
- ☐ Health and safety
- ☐ Industrial hygiene
- ☐ Indoor air quality
- ☐ Mold
- ☐ Cultural and historic resources
- ☐ Ecological resources
- ☐ Endangered species
- ☐ Wetlands

## 2.0 SOURCES OF INFORMATION

Orion used various sources of information to perform the Phase I ESA for the Target Property. Historical documentation was obtained through Environmental Risk Information Services (ERIS), of Toronto, Ontario, Canada. ERIS searched databases for historical Sanborn maps, city directories, topographic maps, aerial photographs, water well records, and regulatory records using the search radii defined in ASTM Standards E1527-13 and E2600-15. To evaluate the potential presence of oil and natural gas wells, Orion reviewed the California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOGGR) online database. Similarly, Orion reviewed the California Department of Water Resources (DWR) online database of well completion reports. Orion also contacted the following agencies to request records related to the Target Property:

- City of Ontario Fire Department
- City of Ontario Building Department
- City of Ontario Public Works Department
- San Bernardino County Fire Protection District (Fire Department)
- San Bernardino County Environmental Health Services
- San Bernardino County Assessor's Office.

In addition, Panattoni provided Orion with a copy of a Phase I ESA conducted for 1944 and 1948 South Bon View Avenue dated 26 November 2018. The Phase I ESA was prepared by Robin Environmental Management (REM) of San Dimas, California, on behalf of HK Ventures, Inc., UTR Diversified I, LLC, and UTR 1948 Bon View, LLC, of Brea, California (REM, 2018). Orion reviewed the Phase I ESA prepared by REM and incorporated findings into this report with references, as needed. No RECs were identified by REM as part of their Phase I ESA. Orion also reviewed a copy of an asbestos and lead survey report prepared for 1944 and 1948 South Bon View by Ambient Environmental, Inc. (Ambient), in December 2020 (Ambient, 2020).

Target Property reconnaissance was performed to observe for current land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous, toxic, or petroleum substances on Target Property and, when possible, on adjacent properties. Historical documentation was compiled from the State and federal databases defined in ASTM Standards E1527-13 and E2600-15 (Appendix A). The results of historical

database searches and agency correspondence are summarized in Section 5 of this Phase I ESA report, while ERIS's database report is in Appendix B.

# 3.0 SITE DESCRIPTION

The following sections summarize the Target Property location and vicinity, physical setting, geology and hydrogeology, and nearby water and oil and gas wells.

## 3.1 Target Property Location and Vicinity

The Target Property is located at the northwest corner of South Bon View Avenue and East Cedar Street, Ontario, California, in an area predominantly characterized by mixed-use commercial and industrial properties (Figure 2). The Target Property consists of multiple parcels with an area of approximately 7.5-acres identified by APNs 1050-441-05, 1050-441-09, 1050-441-11 through 1050-441-62, and 1050-441-73. Based on information provided by Panattoni, a total of 13 entities own portions of the Target Property, which has been developed to include a commercial condominium with various commercial/industrial operations (1914 and 1930 South Bon View Avenue); metals fabrication company JLMC Inc. Custom Metals Fabricators (JLMC; 1944 South Bon View Avenue); and a single-family residence (1948 South Bon View Avenue). Remaining portions of the Target Property are undeveloped. The Target Property is adjoined by commercial/industrial properties to the north, south, and west and South Bon View Avenue to the east (Figure 2). The following table summarizes adjoining properties and properties in the immediate vicinity of the Target Property.

| Direction Relative to Target Property | Address | Parcel Number | Current Land Use |
|---|---|---|---|
| North | 1856 S. Bon View Ave. | 1050-431-26 | Industrial |
| East | 1915 S. Bon View Ave. | 1050-451-04 | Industrial |
| East | 1945 S. Bon View Ave. | 1050-451-03 | Industrial |
| East-Southeast | 901 E. Cedar St. | 1050-451-07 | Industrial |
| South | 1954 & 1958 S. Bon View Ave. | 1050-441-04 | Industrial |
| West-Southwest | 799 E. Cedar St. | 1050-441-72 | Industrial |
| West | 1999 S. Campus Ave. | 1050-441-68 | Industrial |
| West | 1939 S. Campus Ave. | 1050-441-65 | Industrial |
| West | 780 E. Francis St. | 1050-431-17 | Industrial |

## 3.2 Physical Setting

The average elevation of the Target Property is approximately 870 feet above mean sea level with the Target Property topography sloping downward towards the south-southeast based on U.S. Geological Survey (USGS) 7.5- and 15-minute topographic maps and Target Property reconnaissance. Outside of the existing buildings, the developed portion of the Target Property is predominantly covered in asphalt with grass and planters along the eastern property boundaries. The undeveloped portions of the Target Property at 21 through 52 and 1906 South Bon View Avenue (APNs 1050-441-31 through 1050-441-62 and 1050-441-09) are unpaved and predominantly grass. Surface and storm water are directed to two municipal drains near the eastern and southeastern boundaries of 1930 South Bon View Avenue.

## 3.3 Target Property Geology and Hydrogeology

USGS sources indicate that the Target Property is primarily underlain by Pliocene- to Holocene-aged quaternary alluvium and marine deposits. According to the Soil Survey Geographic database, the Target Property is underlain by Tujunga loamy sand, which is classified as Class A soils with high water transmission and low runoff potential when thoroughly wet. Based in subsurface investigations conducted at properties within the Phase I ESA search radius, shallow soils have been classified as silty sands and well- and poorly-graded sands to a maximum depth explored of 80 feet below ground surface (bgs; Clayton Group Services, Inc., 2006).

The Target Property is located within the South Coast Hydrologic Region, Upper Santa Ana Valley Basin, Chino Subbasin No. 8-002.01 (California Department of Water Resources, 2003). Groundwater within the subbasin is reported to drain southward toward the Santa Ana River. Based on subsurface investigations conducted at a property approximately 1.2 miles north of the Target Property, shallow groundwater in the area generally flows to the south-southwest with a depth to groundwater estimated as greater than 300 feet bgs (Geosyntec Consultants, 2021). For the purposes of the Phase I ESA, Orion assumed the groundwater flow direction beneath the Target Property as southwest.

## 3.4 Nearby Water and Oil and Gas Wells

A total of 5 federal USGS wells and 78 well completion records were identified within 1 mile of the Target Property in historical records. Two records were identified in Public Water Systems Violations (PWSV) and Enforcement Data and Safe Drinking Water Information System (EDSDWIS) databases for Public Water System (PWS) No. CA3610034, which is part of the Ontario Municipal Utilities Company. The PWSV and EDSDWIS records were associated with 1425 South Bon View Avenue, which is the location of an Ontario Parks Department facility based on public mapping tools. Based on Geotracker, State Water Well No. 3610034-029 is also located at 1425 South Bon View Avenue and screened from 300 to 330 feet bgs and 342 to 368 feet bgs. During the 2014 sampling event, the contaminant of concern 1,2,3-tricloropropane was detected at a concentration equal to the California maximum contaminant level (MCL) of 0.005 micrograms per liter. Remaining contaminants of concern (i.e., benzene, tetrachloroethane, trichloroethene, etc.) were either below detection limits or MCLs. The closest federal USGS monitoring location was listed as approximately 0.5-mile east-northeast of the Target Property and listed as a storm sewer drain. Remaining water wells are greater than 0.5 mile from the Target Property and are not considered a concern for the purposes of this Phase I ESA. Based on online DOGGR records, the Target Property is not within the administrative boundary of an oil field and no oil and gas wells were identified within 1 mile of the Target Property.

# 4.0 SITE RECONNAISSANCE AND INTERVIEWS

## 4.1 Target Property Reconnaissance Methodology and Observations

On 13 April 2021, Orion personnel conducted reconnaissance of the Target Property under the supervision of Mr. Larry Ramoneda of RamCo Sheet Metal and Jose Monge of JLMC. The Target Property was observed for current land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous substances or petroleum products on Target Property and, when possible, on adjacent properties.

Orion did not observe underground storage tanks (USTs); polychlorinated bi-phenyl (PCB)-containing equipment; active, inactive, or abandoned wells; floor drains, sumps, and drywells; odors; septic systems or cesspools; pools of liquid; pits, ponds, or lagoons; signs of stressed vegetation; or other petroleum product transmission/storage during reconnaissance. The following sections summarize Target Property reconnaissance observations with photographs in Appendix D.

### 4.1.1 Building Interior and Exterior

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. The following sections summarize the results of Orion's site reconnaissance and interviews as well as Orion's review of previous asbestos and lead sampling performed at portions of the Target Property by others.

The existing commercial condominium buildings at 1914 and 1930 South Bon View Avenue (Buildings 1 and 2) are accessible by two paved driveways on the east sides of the property (Figure 2). Both driveways slope southeast away from the buildings and surrounding paved areas. The buildings are surrounded by paved areas that include vehicle parking and pedestrian walkways. Each building contains 10 individual units with offices, restrooms, and a garage for each unit (total of 20 units). The first and second stories of the northwest portion of the buildings contain office spaces and janitorial supply closets. Orion noted the tenants currently occupying each unit when this information was readily available based on signage. The following table summarizes the use of each unit and equipment stored at each location:

| Unit Number | Operation *(Tenant)* | Equipment/Chemicals Stored |
|---|---|---|
| 1 | X-Ray Photography *(Netshapes)* | X-Ray photography equipment and film development chemicals |
| 2 and 3 | Metals Machine Shop *(Materials Testing Lab)* | Fabrication equipment and oil/lubricant |
| 4, 13, 14, 17 and 19 | Car Storage *(Larry Ramoneda)* | Vintage cars, hydraulic lifts, small quantities of paint thinner, motor oils, and paints |
| 5 | Car Restoration *(Unknown)* | Hydraulic lift, motor oil, hydraulic lubricant, and small quantities of solvents |
| 6 | Landscaping *(Unknown)* | One truck and trailer with landscaping/land mowing equipment and two 5-gallon polyethylene fuel canisters |
| 7 | Car Repair *(Unknown)* | Parts cleaner, motor oil, alkaline solvent solution, and hydraulic lift |
| 8 | Acoustic Paneling *(SoCal Acoustical)* | Wood and foam |
| 9 | Office Supplies Sales *(AEG Solutions)* | Paper/office supply products |
| 10 | Car Repair *(Unknown)* | Car storage, motor oil, acetone, and paint thinner |
| 11 | Furniture Painting *(JC Vintage Furniture)* | Paints and solvents for furniture restoration |
| 12 and 20 | Vehicle Parts Manufacturing *(Atlas Truck Parts & Tarps)* | Parts cleaner, sand blaster, hydraulic equipment and parts storage, air compressor, alkaline solvent solution, and compressed gases |
| 15 | Metals Fabrication *(RamCo Sheet Metal)* | Sheet metal fabrication equipment |
| 16 | Utility Planning *(J's Pipeline Construction)* | Standard offices equipment and supplies |
| 18 | Ice Cream Vendor *(Unknown)* | Ice cream carts and freezers |

The property at 1944/1948 South Bon View Avenue (1050-441-05) consists of an industrial development operated by JLMC and a single-family residence at the eastern property boundary. The property is accessible by one gated and paved driveway on the east. The driveway slopes southeast towards Bon View Avenue and away from industrial portions of the property. The property is surrounded by paved areas that include vehicle parking with the exception of the residence, which is surrounded by landscaping. The industrial development consists of four structures used for metals fabrication (Buildings 3 and 4), office administration (Building 5), and garage storage (Building 6; Figure 2). The single-family residence is occupied and shares the garage storage space with JLMC. The interior and exterior of the residence were briefly observed and no obvious signs of contamination were present.

JLMC manufactures metal bins and stores propane tanks, compressed gases, and scrap metal roll off bins on the exterior of Building 3, which is a 3-sided roofed structure. Building 3

contains welding bays and fabrication machinery all of which appeared to be in good condition. No hoods were observed over any of the equipment. Building 4 contained sheet metal and metal parts storage areas as well as a water jet polishing unit. Orion observed a water-sand mixture on the asphalt ground surface near an area that reportedly contained an old water-jet polishing unit that was previously removed. The water-sand mixture led back to what appeared to be a metal containment pad for the old water jet polishing unit that contained an approximately 6-inch-thick layer of caked sand/mud. Immediately beyond this pad to the south was cracked pavement with patches of weedy grass and vines. Mr. Monge of JLMC indicated that the old equipment was removed and replaced 5 years ago and metals from any polishing or sanding were contained inside the equipment and are not in the observed caked sand/mud. The caked material reportedly has not been removed yet because it's biodegradable, although Orion has not confirmed the composition of these material as of this Phase I ESA report. The replacement water jet appeared to be in good condition and no staining or liquids observed in that area. While the presence of the apparently fresh water-sand mixture on the ground is noteworthy as the liquid may contain levels of metals, Orion considers this a *de minimis* finding for the Target Property because the issue appeared isolated and in a paved portion of the property. Additional information regarding chemicals and materials usage and wastes at JLMC are in Sections 4.1.3 and 4.1.4.

As discussed in Section 3.2, undeveloped portions of the Target Property at 21 through 52 and 1906 South Bon View Avenue (APNs 1050-441-31 through 1050-441-62 and 1050-441-09) are unpaved and predominantly grass. Orion walked the perimeter and transected the undeveloped area not identify any staining, distressed vegetation, or other indications of contamination. Municipal trash was observed in localized areas near South Bon View Avenue.

### 4.1.2 Utilities

Orion observed evidence of aboveground and underground municipal utilities throughout the Target Property. The City of Ontario provides potable water and sewer services for the Target Property, while electricity and natural gas are provided by Southern California Edison and the Southern California Gas Company, respectively. Additional utilities observed included fire alarms, landscape irrigation, streetlights, landline telephone, and fire suppression lines. As discussed in Section 3.2, surface and storm water are directed to two

municipal drains near the eastern and southeastern boundaries of 1930 South Bon View Avenue.

### 4.1.3 Chemicals and Materials Usage

Orion did not observe evidence of any USTs at the Target Property during reconnaissance, while aboveground storage tanks (ASTs) were limited to compressed gas tanks and cylinders. An area on the southern exterior of Building No. 3 of JLMC is designated for compressed gases including nitrogen, carbon dioxide, argon, and propane. The compressed gases are used to operate welding, fabrication equipment, and forklifts. One unlabeled empty 55-gallon drum and two empty canisters of acetone

Various cleaning solutions used for general housekeeping were observed in bathrooms and offices through the properties. Various paints, solvents, and oils were observed in multiple units on the 1914 and 1930 properties as well as on the 1944 property. In general, areas where paints, solvents, and oils were stored were in good condition with no observed staining or spills.

Orion observed two parts cleaning stations with self-contained reservoirs for an alkaline solvent solution in Unit Nos. 7 and 12 and the equipment appeared to be in good condition. The parts cleaning equipment in Unit No. 7 is mounted directly to a storage drum. The tenant at Unit No. 12 indicated their storage drum-mounted equipment is maintained by the third-party manufacturer including periodic replacement of the alkaline solution. No spills of the alkaline solution were reported during Target Property reconnaissance or in historical documentation.

### 4.1.4 Wastes

Orion observed a roofed waste storage area inside Building 3 of JLMC (Figure 2). The storage area contained one secondary containment pallet with four 55-gallon drums at the time of Target Property reconnaissance. The drums and containment pallet appeared to be in good condition and were labeled as containing non-Resource Conservation and Recovery Act (RCRA) hazardous waste oil.

Trash and metals recycling were observed outside of the commercial industrial units and the JLMC building to the west and south and included wooden pallets, cardboard boxes, and metal scraps. Metal scraps were observed in containers outside of the JLMC buildings

and the scraps did not appear oily. Orion did not observe oil or oil staining around the dumpsters. At the time of Target Property reconnaissance, all dumpsters were open with no covers or padlocks. The dumpsters appeared to be in good condition, but did not appear to be equipped with secondary containment.

### 4.1.5 Adjacent Properties

As summarized in Section 3.1, the Target Property is surrounded by commercial/industrial properties to the north, east, and west and with residential properties to the south across East Cedar Street. Based on observations from South Bon View Avenue, Orion did not identify land use conditions and physical indications of possible usage, storage, spillage, or dumping of hazardous, toxic, or petroleum substances at nearby properties. Orion did not attempt to enter nearby properties as they are private. Orion did not identify any RECs associated with nearby properties based on Target Property reconnaissance.

## 4.2 Interviews

As discussed in Section 4.1, Orion completed reconnaissance of the Target Property on 12 April 2021 under the supervision of Mr. Larry Ramoneda of RamCo Sheet Metal and Jose Monge of JLMC. Mr. Ramoneda has reportedly been a tenant or owner at the Target Property for 25 years, while Mr. Monge's employment tenure at JLMC is unknown. Mr. Ramoneda and Mr. Monge were unaware of any current or historical cases of environmental contamination that required agency directive actions.

# 5.0 RECORDS REVIEW

Orion requested historical regulatory and property information for the Target Property through ERIS as summarized in Section 2.0. Orion reviewed the compiled documents and the results are summarized in the sections below.

## 5.1 Sanborn Map Review

Sanborn fire insurance maps are available for 12,000 communities in the U.S. from 1867 to present. Sanborn maps were initially produced for the insurance industry to provide fire risk information for buildings or other structures. According to ERIS, no Sanborn maps are available for the Target Property as the area is reportedly unmapped.

## 5.2 Historical Aerial Photography Review

Orion reviewed a total of 16 historical aerial photographs taken between 1935 and 2020. Observations regarding the Target Property history based on the photographs are summarized below.

| Year | Notes |
|---|---|
| 1935 | The Target Property and surrounding areas appear as agricultural areas. The Target Property appears to be divided into two distinct parcels, each largely agricultural with a building located along the eastern boundary. Adjoining properties to the south, southeast, and northwest appear to be occupied by orchards. |
| 1938 | The Target Property and surrounding areas remain relatively unchanged from the previous description. |
| 1946 | Some orchards at surrounding properties appear to have been replaced with crops. |
| 1952 | Structures appear to have been erected at surrounding properties to the east, northeast, and south. The Target Property and surrounding areas remain agricultural. |
| 1960 | The northern adjoining property has been converted to an orchard. Additional structures have been erected at the adjoining property to the south. Nearby properties to the northwest have been developed and now comprise residential neighborhoods. Properties south and southeast of the Target Property have been developed to comprise residences or agricultural facilities. |
| 1966 | Properties west of the Target Property have been developed and now comprise residential neighborhoods. |
| 1976 | Properties north and northeast of the Target Property have been developed and now comprise large warehouses. The Target Property and adjoining properties remain agricultural. |
| 1980 | Properties south and southwest of the Target Property have been developed and now comprise residential neighborhoods. A large warehouse facility appears in the southern portion of the Target Property, which otherwise remains largely undeveloped. |

| Year | Notes |
|---|---|
| 1985 | Two additional warehouse facilities have been erected at the Target Property. Properties south of the Target Property have been developed to comprise additional residences. Nearby properties north of the Target Property have been developed to comprise large industrial facilities. |
| 1994 | Northern and northeastern adjoining properties have been developed and now comprise large industrial facilities. Orchards are no longer present in the Target Property vicinity. |
| 2002 | Surrounding properties to the east have been developed. |
| 2005, 2010, 2012, 2018, and 2020 | The Target Property and surrounding areas remain generally unchanged from the previous description. |

Based on review of aerial photographs, the Target Property and adjoining properties were previously used as agricultural land from at least the 1930's and remained generally undeveloped until the 1980's. Historical agricultural operations likely included the use of agricultural chemicals (e.g., pesticides, herbicides, and fertilizers). Orchards were observed at surrounding properties until the early 1908's. However, Orion did not observe any signs of pesticide production. Orion does not consider historical agricultural use a REC without additional lines of evidence regarding potential historical pesticide production or application.

### 5.3 Historical Topographic Map Review

Orion reviewed a total of 11 7.5- and 15-minute USGS topographic maps of the area dating from 1897 to 2015 (Appendix B). Orion did not identify any RECs as a result of the historical topographic map review. Observations regarding the Target Property history based on topographic maps are summarized in the table below.

| Year | Notes |
|---|---|
| 1897, 1900, 1903 | The Target Property area is located in the Santa Ana Del Chino land grant. The Target Property is located south of the Pacific Railroad and east of the Narrow Gauge Railroad and the Chino Branch of the Pacific Railroad. |
| 1933, 1942 | The Target Property area is located on Bon View Avenue, between East Francis and East Ely Streets. The Narrow Gauge Railroad is no longer depicted. Gas tanks are shown approximately 1.1 miles north of the Target Property. Additional unspecified tanks are shown approximately 0.9 mile west of the Target Property. |
| 1954 | Three schools (Grove School, Euclid School, and Cypress School) are shown within 1.5 miles of the Target Property. A sewage disposal facility is shown approximately 0.7-mile northwest of the Target Property. The Ontario International Airport is shown approximately 1.7 miles northeast of the Target Property. Unspecified wells are shown approximately 1.2 miles southeast of the Target Property. Increased developments are shown northwest of the Target Property. |

| Year | Notes |
|---|---|
| 1967 | An aqueduct is shown approximately 0.9-mile southwest of the Target Property. Four additional schools (Ontario Christian High School, Sultana School, De Anza Junior High School, and Bon View School) are shown within approximately 0.6-mile of the Target Property. |
| 1973 | California State Route 60 is shown approximately 0.5-mile south of the Target Property. The Narrow Gauge Railroad is no longer shown. This is consistent in all maps after this date. |
| 1981 | Increased developments are shown to the west and south of the Target Property. A water tank is shown approximately 0.3-mile east of the Target Property. |
| 2015 | Euclid Avenue, located approximately 0.7-mile west of the Target Property, is shown as California State Route 80. Increased developments are shown to the south of the Target Property. |

## 5.4 City Directory Review

Orion reviewed historical City directory listings for the Target Property and adjacent properties based on registries from 1926 to 2018. None of the addresses associated with the Target Property was not listed in the registries until 1931 when two occupants were identified as a poultry farm and a private individual. Commercial and industrial businesses were first listed at Target Property addresses beginning in 1988. The properties associated with 21 through 52 South Bon View Avenue were not listed in any of the city directories reviewed as part of this Phase I ESA. The following table summarizes registered owners and/or occupants for surrounding properties.

**City Directory Listings for Surrounding Properties**

| Address[a] | Direction Relative to Target Property | Groundwater Gradient | Distance from Target Property (miles) | Years | Registered Owners/Occupants[b] |
|---|---|---|---|---|---|
| **Target Property** | | | | | |
| 1906 S. Bon View Avenue | N/A[c] | N/A | N/A | 1965 – 2001 | Individual |
| 1914 S. Bon View Avenue | N/A | N/A | N/A | 1931 – 1934 | Calder L E Poultry |
| | | | | 1940 | Vacant |
| | | | | 1946 – 1965 | Various Individuals |
| | | | | 1988 | AEC WFG, All Seasons Landscaping, American Detection Services, Cannone J & Associates, JAVCAN MFR |
| | | | | 2001 | Liberty International Ministries, Popla International |
| | | | | 2001 - 2009 | ABS Global |
| | | | | 2009 | Auto Repair |
| | | | | 2009 - 2018 | AEG Solutions *(Drafting Room Equipment & Supplies)* |

| City Directory Listings for Surrounding Properties | | | | | |
|---|---|---|---|---|---|
| **Address[a]** | **Direction Relative to Target Property** | **Groundwater Gradient** | **Distance from Target Property (miles)** | **Years** | **Registered Owners/Occupants[b]** |
| 1914 S. Bon View Avenue | N/A | N/A | N/A | 2014 | SoCal Acoustical Wall System *(Wall Covering Installation)* |
| 1930 S. Bon View Avenue | N/A | N/A | N/A | 1988 | Butcher CE & Associates, Dilicias de Michch, Formal Affairs, Gates Products, Owens Office, Shamrock Sterling |
| | | | | 1988 – 2009 | Column Engineering |
| | | | | 2001 – 2018 | Flor de California *(Ice Cream & Frozen Desserts)* |
| | | | | 2001 | Daddato Industries, Multi Tech Products, Quality Offset Printers |
| | | | | 2009 | Waste Cleaning Services |
| | | | | 2014 | Phase Transitions *(Process & Logistics Consulting)* |
| | | | | 2014 – 2018 | J's Pipeline Construction, Truck Parts Tarps Inc. |
| 1944 S. Bon View Avenue | N/A | N/A | N/A | 1988 | R&R Woodworking |
| | | | | 2001 – 2018 | Various Metal, Welding, and Metal Fabrication Companies |
| | | | | 2018 | CC K X Inc. |
| 1948 S. Bon View Avenue | N/A | N/A | N/A | 1931 – 1946 | Various Individuals |
| | | | | 1945 – 1951 | Sosini Benj Poultry |
| | | | | 1951 | Ben's Salvage Plumbing Supplies |
| | | | | 1965 – 2001 | Various Individuals |
| **Surrounding Properties** | | | | | |
| 1819 S. Bon View Avenue | Northeast | Upgradient | 0.10 | 1951 – 2001 | Various Individuals |
| | | | | 1971 – 1988 | Gladhaven Kennels |
| | | | | 2001 – 2018 | Correa Concrete Construction |
| 1856 S. Bon View Avenue | Northeast | Upgradient | 0.02 | 2001 | Individual |
| | | | | 2001 – 2018 | Hub Construction |
| 1901 S. Bon View Avenue | Northeast | Upgradient | 0.02 | 2001 | Individual |
| | | | | 2001 – 2009 | The Soap Shoppe *(Detergent Manufacturers)* |
| | | | | 2001 – 2018 | Pouches Inc. *(Manufacturers)* |
| 1915 S. Bon View Avenue | East | Cross gradient | 0.08 | 1931 | Wright Justus Poultry |
| | | | | 1934 – 1965 | Various Individuals |
| | | | | 2009 | Capline International *(Sporting and Recreation)* |
| | | | | 2009 – 2014 | Nissin Corporation *(Promotional Product Manufacturer and Warehouse)* |

| City Directory Listings for Surrounding Properties | | | | | |
|---|---|---|---|---|---|
| **Address[a]** | **Direction Relative to Target Property** | **Groundwater Gradient** | **Distance from Target Property (miles)** | **Years** | **Registered Owners/Occupants[b]** |
| 1945 S. Bon View Avenue | East | Cross gradient | 0.06 | 1951 | Individual |
| | | | | 1971 | Hamiltons PDL PRLR |
| | | | | 1988 | Clasambra Kennels |
| | | | | 1988 – 2001 | Various Individuals |
| 789 E. Cedar Street | Southwest | Downgradient | 0.07 | 2009 | JZQuare *(Automobile Accessories)* |
| | | | | 2014 – 2018 | Jia-Nan Enterprises *(Restaurant Management)* |
| 799 E. Cedar Street | Southwest | Downgradient | 0.05 | 2009 | Platinum Plastics *(Packaging Materials Wholesale)* |
| | | | | 2018 | Maple Industries *(Plumbing Fixtures and Supplies)* |
| 800 - 850 E. Cedar Street | South | Downgradient | 0.03 | 2001 | Various Individuals |
| 901 E. Cedar Street | Southeast | Cross gradient | 0.06 | 2009 | Dura Micro *(Computer Parts and Supplies)* |
| | | | | 2014 | Providence Arrow |
| | | | | 2014 – 2018 | Solar Tech Power, FUH Indl *(Awnings & Canopies)* |
| 910 E. Cedar Street | Southeast | Cross gradient | 0.08 | 2009 – 2014 | XCEL Distribution *(Hardware Manufacturing)* |
| | | | | 2014 – 2018 | XCEL Fence *(Fence Contractors)* |

(a) All addresses are in the City of Ontario unless noted otherwise.
(b) Abbreviations and company descriptions are written as described in the city directories and company websites.
(c) N/A – not applicable.

Surrounding properties on East Cedar Street were not listed under their present-day addresses in the City directory prior to 2001. Upgradient addresses along South Bon View Avenue are predominantly commercial and industrial facilities. Addresses immediately south of the Target Property along East Cedar Street appear to be private residences, with commercial and industrial facilities located to the southeast and southwest, which is consistent with observations made during site reconnaissance. Orion did not identify any RECs as a result of the City directory review.

## 5.5 Database Review

ERIS identified 64 properties within ASTM-defined search radii in agency records. A complete list of these properties and records is in Table 1. Properties within the search area that contained records related to historical or current environmental impacts, hazardous wastes, or regulatory violations are discussed in more detail and are summarized in the table below. The locations of properties discussed in detail in Section 5.5 are also shown on

Figure 3. Select properties are unlikely to pose environmental risks to the Target Property based on various conditions (i.e., distance from Target Property, groundwater flow direction, and absence of reported environmental regulatory violations) are not discussed in detail in this section. No unplottable records were identified by ERIS within 1 mile of the Target Property.

| Property | Address[a] | Direction Relative to Target Property | Groundwater Gradient | Distance from Target Property (miles) | Database[b] | Notes |
|---|---|---|---|---|---|---|
| **Target Property** | | | | | | |
| Larry Ramoneda | 1914 S. Bon View Avenue | --[c] | -- | -- | HAZNET | No waste disposal reported |
| ABS Global, Inc. | 1914 S. Bon View Avenue, Unit 3 | -- | -- | -- | SANBERN CUPA | Hazardous materials (HM) storage |
| Nova Men Auto Repair | 1914 S. Bon View Avenue, Unit 4 | -- | -- | -- | SANBERN CUPA<br>HAZNET | Hazardous waste (HW) generation and disposal |
| Multi Tech Products | 1930 S. Bon View Avenue, Unit 12 | -- | -- | -- | SANBERN CUPA | HM handler |
| Column Engineering | 1930 S. Bon View Avenue, Unit 20 | -- | -- | -- | SANBERN CUPA<br>HAZNET | Halogenated solvent disposal |
| Quality Offset Printers | 1930 S. Bon View Avenue, Unit 14 | -- | -- | -- | SANBERN CUPA<br>HAZNET | Halogenated organics disposal |
| JLMC | 1944 S. Bon View Avenue | -- | -- | -- | SANBERN CUPA<br>HAZNET<br>CERS HAZ | HW disposal |
| Flo-Bin Rentals | 1944 S. Bon View Avenue | -- | -- | -- | HAZNET | No waste disposal reported |
| **Surrounding Properties** | | | | | | |
| R&I Industries, Inc. | 1871 & 1876 Taylor Place | North-northwest | Upgradient / Cross gradient | 0.04 | SANBERN CUPA<br>CERS HAZ | HW disposal |
| Greenline Laboratories, Inc. | 1851 S. Taylor Place | North-northwest | Upgradient / Cross gradient | 0.05 | SANBERN CUPA<br>CERS HAZ | HM operations |
| Sky Systems Co., Inc. | 1825 Taylor Place | North-northwest | Cross gradient | 0.08 | SANBERN CUPA<br>CERS HAZ | HM operations |

| Property | Address[a] | Direction Relative to Target Property | Groundwater Gradient | Distance from Target Property (miles) | Database[b] | Notes |
|---|---|---|---|---|---|---|
| Tom Guilfoyle | 840 E. Francis Street, Unit T | North | Cross gradient | 0.12 | UST SWEEPS | Historical Petroleum UST |
| Riviera Tube Bending & Manufacturing Co. | 760 E. Francis Street, Unit T | Northwest | Cross gradient | 0.12 | RCRA SQG<br>SANBERN CUPA | HW disposal |
| Lighting Resources, LLC | 805 E. Francis Street | North-northwest | Upgradient / Cross gradient | 0.15 | ENVIROSTOR<br>PCB<br>INSP COMP ENF | HM operations and HW disposal |
| Warfield Electric Co., Inc. | 1745 S. Bon View Avenue | North-northeast | Upgradient | 0.17 | RCRA SQG | Tetrachloroethylene (PCE) generator |
| Allied Mechanical Products | 1720 S. Bon View Avenue | North-northeast | Upgradient | 0.22 | SANBERN CUPA<br>CERS TANK | HM storage<br>History of violations |
| Southtown Industrial Park | 1701, 1703, 1705, and 1707 S. Bon View Avenue | North-northeast | Upgradient | 0.23 | HHSS<br>UST SWEEPS | Historical petroleum USTs |
| Ontario Drums | 1516 S. Bon View Avenue | North | Upgradient / Cross gradient | 0.39 | CERCLIS | Closed Superfund site |
| Oakwood Interiors Site | 1333 S. Bon View Avenue | North-northeast | Upgradient | 0.67 | ENVIROSTOR | Land use restrictions |
| Sunshine Cleaners – Driftwood Village | 2238 S. Euclid Avenue, No. 2238 F | West-southwest | Downgradient | 0.75 | ENVIROSTOR | Voluntary Cleanup Agreement for chlorinated solvents |
| Woodcrest Elementary / Jr. High School | 2725 S. Campus Avenue | South-southwest | Downgradient | 0.94 | ENVIROSTOR | No Further Action |

(a) All addresses are in the City of Ontario unless noted.
(b) Database abbreviations are defined as follows:
CERS HAZ – California Environmental Reporting System (CERS) Hazardous Waste Sites
CERS TANK – CERS Tanks
CERCLIS – Comprehensive Environmental Response, Compensation, and Liability Information System
ENVIROSTOR – California EnviroStor Data Management System list of corrective action sites, tiered permit sites, historical Target sites, and evaluation/investigation sites
HAZNET – Hazardous Waste Manifest Data
HHSS – Historical Hazardous Substance Storage Information Database
INS COMP ENF – ENVIROSTOR Inspection, Compliance, and Enforcement
LUST – Leaking Underground Storage Tank
PCB – PCB Notifiers
RCRA SQG – RCRA Small Quantity Generator (SQG)

SANBERN CUPA – San Bernardino County Certified Unified Program Agency (CUPA)
UST SWEEPS – UST Statewide Environmental Evaluation and Planning System
(c) "--" – Not applicable.

Orion identified five closed LUST cases between 0.5- and 1.0-mile upgradient to cross gradient of the Target Property. Each case involved potential petroleum contamination of soil and was closed between 1986 and 2000. ASTM Standard E127-13 defines the minimum search radius for State leaking storage tank lists as 0.5 mile. Orion did not identify any historical or current LUST cases within this search radius. Based on case closure and relative distance to the Target Property, Orion does not consider these upgradient closed LUST cases a REC for the Target Property.

### 5.5.1 1914 and 1930 South Bon View Avenue (Target Property)

Two commercial condominiums are located at 1914 and 1930 South Bon View Avenue that each consist of 10 individual units (total of 20 units) with various commercial/industrial operations. Historical records related to hazardous materials and wastes at this portion of the Target Property are summarized below.

- *Larry Ramoneda*: As discussed in Section 4.2, Mr. Larry Ramoneda of RamCo Sheet Metal has reportedly been a tenant or owner at the Target Property for 25 years. A record from the HAZNET database indicated that Mr. Ramoneda obtained a hazardous waste identified number in 2008 that became inactive on 11 January 2009. While a unit number was not specified in the HAZNET record, Mr. Ramoneda owns Unit Nos. 4, 13, 14, 15, 17, and 19 of the commercial condominium and RamCo Sheet Metal currently occupies Unit No. 15. As discussed in Section 4.1.1, Orion observed small quantities of solvents, motor oils, and paints in Mr. Ramoneda's units. Mr. Ramoneda indicated that waste oils are brought to retail automotive parts stores for recycling during reconnaissance.

- *ABS Global Inc.*: Permitted facility with the SANBERN CUPA that reportedly contained 1 to 3 hazardous materials specified as special chemicals. The facility permit became inactive on 28 February 2016. This record was reported for "Unit 3" of 1914 South Bon View Avenue. Currently, Unit No. 3 of the Target Property contains a metals machine shop. Orion observed oils and lubricants in Unit No. 3 during site reconnaissance, but no hazardous materials or wastes were observed or reported.

- *Nova Men Auto Repair*: Permitted facility with the SANBERN CUPA that was reportedly a special generator of hazardous wastes. A record from the HAZNET database reported that this entity disposed of approximately 5 tons

of oil-water separation sludge in 2002. The facility special generator permit became inactive on 31 August 2007. This record was reported for "No. 4" of 1914 South Bon View Avenue, which is currently owned by Mr. Ramoneda and used for car storage.

- *Multi Tech Products*: Permitted facility with the SANBERN CUPA that was reportedly handled hazardous materials. The facility permit became inactive on 31 March 2006. This record was reported for "Unit 12" of 1914 South Bon View Avenue, which is currently occupied by Atlas Tarps & Parts, Inc. (Atlas), a manufacturer of vehicle tarp systems.

- *Column Engineering*: Permitted facility with the SANBERN CUPA that was reportedly a conditionally-exempt small quantity generator (CESQG) of hazardous wastes. Column Engineering intermittently disposed of halogenated solvents between 1996 and 2008 with the largest volume (approximately 0.46 ton) reported in 2001. The facility CESQG permit became inactive on 31 July 2019. This record was reported for "20" of 1914 South Bon View Avenue, which is currently occupied by Atlas.

- *Quality Offset Printers*: Permitted facility with the SANBERN CUPA that was reportedly a CESQG of hazardous wastes. Quality Offset Printers intermittently disposed of liquids with halogenated organics between 2000 and 2008 with the largest volume (approximately 0.08 ton) reported in 2001. This record was reported for "No. 14" of 1914 South Bon View Avenue, which is currently owned by Mr. Ramoneda and used for car storage.

While it is noteworthy that this portion of the Target Property consisted of operations that handled or disposed of hazardous wastes, Orion did not observe or identify records indicating a release to the environment has occurred at 1914 South Bon View Avenue and does not consider the historical records summarized above a concern for the Target Property.

### 5.5.2 1944 South Bon View Avenue (Target Property)

JLMC currently occupies 1944 South Bon View Avenue with operations focusing on sheet metal fabrication. JLMC is currently a permitted facility with the SANBERN CUPA and reportedly a CESQG of hazardous wastes. JLMC disposed of approximately 0.6 ton of unspecified organic liquid mixture during 1997 and approximately 0.3 ton of organic solids in 2003. The Fire Department inspects JLMC and no violations were identified in Orion's Phase I ESA records review, although REM indicated that manifests were not available for review during a 2018 inspection event (REM, 2018). As discussed in Sections 4.1.3 and

4.1.4, Orion observed four 55-gallon drums of non-RCRA hazardous waste oil on secondary containment in Building 3 and compressed gases and empty acetone containers on the exterior of Building 3 during reconnaissance, but no signs of leaks, spills, or surface staining in these areas (Figure 2).

Based on the Phase I ESA report prepared by REM, Flo-Bin Rentals started leasing the western portion of 1944 South Bon View Avenue for storage in 2016. As reported by REM, Flo-Bin Rentals disposed of 0.25 and 2.04 tons of organic solids in 2016 and 2017, respectively (REM, 2018). Based on Orion's records review, the HAZNET database contained a record for Flo-Bin Rentals, but the record did not contain any details regarding hazardous waste disposal. Orion does not consider historical records associated with 1944 South Bon View Avenue a concern for the Target Property considering the absence of documented releases to the environment.

### 5.5.3 R&I Industries, Inc.

*(0.04-mile upgradient/cross gradient)*

The R & I Industries, Inc. (R&I Industries), property is currently a permitted facility with the SANBERN CUPA and reportedly a CESQG of hazardous wastes. R & I Industries is a metals fabricator that offers laser cutting, waterjet cutting, shearing, forming with press brakes, folding, tube bending, CNC turret punching, and welding based on their website (https://rimetal.com). Violations relating to hazardous waste storage were identified for 2016 and 2020 in CERS HAZ including improper labeling of storage drums and deficiencies in facility documentation. However, the facility returned to compliance for each documented violation. No inspection documentation was available after 2020. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

### 5.5.4 Greenline Laboratories, Inc.

*(0.047-mile upgradient/cross gradient)*

The Greenline Laboratories, Inc. (Greenline), property is currently a permitted facility with the SANBERN CUPA that contains hazardous materials. Greenline is a manufacturer of industrial, sanitary, food service, and specialty products according to their website (https://greenlinelabs.com). Based on the CERS HAZ database, Greenline was issued violations for deficient facility documentation in 2015 and 2018, but returned to

compliance for each documented violation. No inspection documentation was available after 2018. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

### 5.5.5 Sky Systems Co., Inc.

*(0.075-mile cross gradient)*

The Sky Systems Co., Inc. (Sky Systems), property is currently a permitted facility with the SANBERN CUPA that contains hazardous materials. Sky Systems specializes in bag-in-box packaging systems with general and foamy soaps and a variety of other sanitary products based on their website (https://www.skysystemscoinc.com/). Based on the CERS HAZ database, Greenline was issued violations for deficient facility documentation in 2016 and 2019, but returned to compliance for each documented violation. No inspection documentation was available after 2019. Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

### 5.5.6 Tom Guilfoyle – 840 E. Francis Street

*(0.12-mile upgradient/cross gradient)*

The property at 840 E. Francis Street contained a 500-gallon UST that reportedly contained vehicle fuel. The UST was removed in 1991 based on the UST SWEEPS database. Orion did not identify any other records related to this UST including the conditions of the tank or subsurface upon removal. While it is noteworthy that this property historically contained a fuel tank, Orion does not consider this property a concern or REC for the Target Property without documentation related to a potential release of field products to the subsurface.

### 5.5.7 Riviera Tube Bending & Mfg. Co.

*(0.12-mile cross gradient)*

The Riviera Tube Bending & Mfg. Co. (Riviera Tube) property was permitted with SANBERN CUPA as a handler and generator or hazardous wastes until 31 August 2005. Based on Orion's records review, Riviera Tube was as small-quantity generator of benzene, tetrachloroethylene, trichloroethylene, and ignitable wastes. While the presence of these chemicals in close proximity to the Target Property is noteworthy, Orion did not identify any records related to a release to the environment and does not consider this property a concern or REC for the Target Property.

### 5.5.8 Lighting Resources, LLC

*(0.15- to 0.17-mile upgradient/cross gradient)*

The Lighting Resources, LLC (Lighting Resources), property is separated from the Target Property to the north by a commercial development and E. Francis Street. Lighting Resources handles lighting waste, mercury-containing devices, and intact PCB-containing lighting ballasts and operates under a Standardized Hazardous Waste Facility Permit, Series A (Permit). Lighting Resources stores and crushes spent lamps and stores PCB containing light ballasts. End caps are collected and transported offsite for further recycling, while crushed glass and any mercury-containing powder is collected and transported offsite for recycling as a hazardous waste (Department of Toxic Substances Control [DTSC], 2020). Lighting Resources has a documented history of violations including failing to manage containers properly and maintain and operate permitted equipment to minimize the possibility of releasing mercury-containing phosphor powder because of a leakage in 2013. This violation resulted in a Consent Order and financial penalty.

More recently, the DTSC issued a violation in 2020 based on observations of white powder on lamp crushing equipment (Lamp Machine), the floor beneath, and the roof of the building where the equipment vents. The Lamp Machine uses a remanufacturing process to crush the outer glass of fluorescent lamps and separate the glass, metal end caps, and mercury-containing phosphor powder. The remanufacturing process utilizes an enclosed machine with vacuum system. The vacuum system connects to a High-Efficiency Particulate Air (HEPA) filtration system and an activated carbon canister, which absorbs mercury vapor before discharging to the atmosphere. The vacuum system maintains a negative pressure to prevent phosphor dust and mercury vapor from leaking and contaminating the surrounding breathing space. Under the approved Permit, Lighting Resources is required to monitor mercury vapor every 2 hours and collect periodic grab samples of crushed glass for laboratory analysis of mercury (DTSC, 2020).

DTSC conducted a facility inspection during June 2019 and observed white powders on the reportedly poorly sealed floor near the Lamp Machine. Wipe samples collected from the floor underneath the Lamp Machine contained a mercury concentration of 3.4 micrograms per wipe, which is greater than the regulatory limit. Similarly, the results of "sweep" samples showed mercury concentrations of 0.662 milligrams per kilogram. A previous inspection

was cited where DTSC indicated mercury levels in a room next to the Lamp Machine were unsafe and warranted donning a mask. Lighting Resources reportedly committed to retaining a licensed engineer to design a "secondary containment system" and committed to re-sealing the floor of their warehouse with an epoxy coating (DTSC, 2020). During March 2021, Lighting Resources was issued three Class 2, minor violations for improper storage and labeling of universal wastes, but these violations were listed as returned to compliance in the summary of inspection observations (DTSC, 2021). It should be noted that Orion did not observe white power at the Target Property during reconnaissance. While the potential release of mercury to the environment through emissions is noteworthy, Orion does not consider the Lighting Resources property a REC for the Target Property without additional lines of evidence indicating widespread and sustained discharge of mercury-containing emissions from this facility.

### 5.5.9 Warfield Electric Co., Inc.

*(0.17-mile upgradient)*

The Warfield Electric Co., Inc. (Warfield Electric), is a motor and motor component manufacturer. The property was identified as a Small Quantity Generator (SQG) in RCRA SQG under U.S. Environmental Protection Agency (EPA) federal identification number CAR000072769. According to the RCRA SQG database, Warfield Electric is a SQG of tetrachloroethylene (PCE). As a chlorinated volatile organic compound (VOC), PCE is a drinking water contaminant that can be highly mobile in groundwater and is not readily degraded by naturally occurring processes. However, as of January 2021 there have been no Compliance Monitoring or Enforcement violation records associated with the Warfield Electric facility. Although the upgradient presence of PCE should be noted, Orion does not consider the property to be a REC to the Target Property based on the lack of evidence suggesting the occurrence or likely occurrence of a release of hazardous materials at the Warfield Electric facility.

### 5.5.10 Allied Mechanical Products

*(0.22-mile upgradient)*

The Allied Mechanical Products facility fabricates and manufactures aerospace components and machinery. This facility appears in both the CERS TANK and SANBERN CUPA databases as an active large quantity generator, onsite waste-generating recycler, and hazardous materials storage facility with at least one reported onsite AST. According to the

CERS TANK database, the property has been cited for various violations between 2013 and 2020 relating to the improper labeling, storage, and documentation of hazardous materials, including mislabeling drums containing hazardous wastes as "Nonhazardous" and leaving containers of hazardous waste open when not in use. All violations have been resolved and returned to compliance. Although violations involving hazardous waste storage at an upgradient property is noteworthy, Orion does not consider the property to be a REC to the Target Property without records indicating a release of hazardous materials to the environment.

### 5.5.11 Southtown Industrial Park

*(0.23-mile upgradient)*

The Southtown Industrial Park property appears to be a collection of commercial/industrial buildings including a construction management company. The property was identified in both the HHSS and UST SWEEPS databases as having historically contained two petroleum USTs. The USTs were both installed in 1979 and contained unleaded motor vehicle fuel. Orion did not identify any other records related to these USTs including the dates of removal or the tank or subsurface conditions upon removal. While it is noteworthy that this property historically contained a fuel tank, Orion does not consider this property a concern or REC for the Target Property without records indicating a release to the environment.

### 5.5.12 Ontario Drums

*(0.39-mile upgradient/cross gradient)*

Ontario Drums was a Superfund site (EPA ID No. CA000906085) that involved the release of an unknown amount of an unidentified hazardous material. In May 2004, an abandoned commercial transportation trailer reportedly containing 138 steel and poly drums was discovered at 1516 South Bon View Avenue. The property was and is currently occupied by a towing service company and the abandoned trailer was not affiliated with the normal site operations. A highly corrosive liquid was observed to be leaking from the drums, through the bottom of the trailer, and onto the soil. As part of the emergency response, the trailer was towed from the property and all drums were removed from the trailer and placed into salvage drums to contain the leakage. According to a 25 May 2004 memorandum, removal of contaminated soil was considered sufficient to address impacts to the environment without the need for long term remediation (EPA, 2004). The Ontario Drums site represents a release to the environment of a hazardous substance. However, the source

of the release appeared to be removed immediately after detection along with impacted environmental media. As discussed in Section 3.3, groundwater is estimated to be at a depth greater than 300 feet bgs and was unlikely to be impacted by the release. Orion does not consider the release a REC or HREC for the Target Property based on (1) the apparent speed and effectiveness of the emergency response in removing the source of the release, (2) the relatively deep groundwater table, (3) the lack of evidence suggesting another release is likely to occur based on current site operations, and (4) the lack of regulatory agency-mandated long-term remediation.

### 5.5.13 Oakwood Interiors Site

*(0.67-mile upgradient)*

The Oakwood Interiors Site has historically been used for industrial operations including automotive polishing, plating, and finishing from approximately 1964 until 1992. Historical operations required the use of solvents, heavy metals, hydraulic fluids, biocides, and sulfuric acid. In 1996, Oakwood Interiors, began occupying the site as a furniture manufacturer. Under this operator, chemicals including stain, acetone, water-based lacquer thinner, and motor oil were stored at the site in 55-gallon drums. Waste at the site was also stored in 55-gallon drums and transported offsite by a licensed hazardous materials transporter.

Historical site operations and chemical use appear to have contributed to the release of VOCs, semi-volatile organic compounds (SVOCs), and metals to soil and groundwater. Subsurface site investigations conducted between 1988 and 1991 indicated that chromium and nickel were present in soil at maximum concentrations of 1,950 milligrams per kilogram (mg/kg) and 2,900 mg/kg, respectively. A Phase I ESA conducted in 1992 identified environmental concerns including stained soils and pavement, evidence of chromium and nickel spills, former petroleum USTs, and storage of hazardous chemicals (Clayton Group Services, 2006).

In 2000, the DTSC and the property owner entered into a voluntary cleanup agreement (VCA) to address nickel, chromium, and petroleum hydrocarbon contamination at the site. In 2008, the City of Ontario placed a land use restriction on the property prohibiting future use as a residence, school, hospital, childcare facility, or elderly care facility, citing unacceptable cancer risks (City of Ontario, 2008). Additionally, the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. Pursuant to the land use restriction covenant, the property owner must inspect the property

on an annual basis and submit a report documenting observations and any violations. According to the most recent annual inspection report dated January 2021, the concrete/asphalt cover is in acceptable condition and no covenant violations were noted (Infrastructure Engineering Corporation, 2021).

Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet bgs. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-dichloroethane. Subsequent risk assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions. Orion has not identified a REC or CREC for the target property based on (1) the relative distance from the target property and (2) the separation between impacted soil and groundwater at the Oakwood Interiors Site.

### 5.5.14 Sunshine Cleaners – Driftwood Village

*(0.75-mile downgradient)*

Sunshine Cleaners is a dry-cleaning facility located in a multi-tenant commercial shopping center. Between approximately 1982 and 1990, Safeway Cleaners conducted dry-cleaning operations at a unit within the shopping center, while Sunshine Cleaners has had ongoing operations since 1990. Together these two facilities comprise EnviroStor Case No. 60002433 in the DTSC Site Cleanup Program, which was opened in December 2016 to investigate and remediate trichloroethylene (TCE) and PCE in soil, soil vapor, and indoor air. Based on investigation activities conducted between 2016 and 2019, groundwater does not appear to have been impacted by TCE, PCE, or other chlorinated VOCs. Soil samples collected in 2019 indicated concentrations of VOCs were generally below laboratory reporting limits across the site. Soil vapor samples collected in 2019 indicated PCE concentrations ranging from below laboratory reporting limits to 10,300 ug/$m^3$, with maximum concentrations occurring at a depth of 60 feet bgs. According to a 2019 Abbreviated Site Assessment Report, impacts to soil vapor have not been fully delineated, but PCE concentrations exceeding regulatory screening levels for commercial properties do not appear to extend beyond the property boundary (Civil-Environmental-Survey Group, 2019). As of the date of this Phase I ESA report, EnviroStor Case No. 60002433 remains

open to further investigate and remediate the extend of soil vapor impacts. Orion has not identified a REC for the Target Property based on relative downgradient distance and the apparent lack of impacts to groundwater.

### 5.5.15 Woodcrest Elementary/Jr. High School

*(0.94-mile downgradient)*

The Woodcrest Elementary/Junior High School property currently consists of Liberty Elementary School and Woodcrest Junior High School. Prior uses at the property have included agricultural farming prior to 1954 and dairy operations between approximately 1962 and 1992. Based on historical records, no hazardous materials appear to have been released at the property. However, soil vapor investigations conducted in 1999 indicated that maximum methane concentrations of 186,000 parts per million by volume (ppmv) were present at the property. Historically elevated methane concentrations were likely attributed to former dairy operations. Concentrations of methane between the lower and upper explosive limits (50,000 and 150,000 ppmv, respectively) can pose an explosion risk if an ignition source is present. A methane mitigation management system was installed between 2003 and 2005 with approval from the DTSC. The system operated between 2005 and 2011 under EnviroStore Case No. 36010007. The DTSC issued a no further remedial action certification in 2011 after methane concentrations decreased below regulatory screening levels of 5,000 ppmv (Miller Brooks Environmental, 2000). Orion has not identified a REC for the Target Property based on relative downgradient distance and regulatory closure.

## 5.6 Local Agency Review

Orion contacted local agencies defined in Section 2.0 for records associated with the Target Property and neighboring properties. Orion did not identify any RECs after reviewing local agency records that were available at the time of this report. Findings from the records review are summarized below and copies of the records are in Appendix E.

| Agency | Findings |
|---|---|
| City of Ontario Fire Department | Minor violations related to housekeeping, documentation, and permitting were identified for the Target Property, but no records indicative of a release to the environment. Records for neighboring properties were not obtained. |

| Agency | Findings |
|---|---|
| City of Ontario Building Department | The properties associated with 1914, 1930, 1944 and 1948 S. Bon View Avenue have undergone multiple tenant improvement projects requiring building permits since the late 1970's. One violation was identified for the property associated with 1948 S. Bon View Avenue relating to the lack of necessary permits for construction project in 1981. No reports of permit violations were found in agency records for the other addresses associated with the Target Property. Records for neighboring properties were not obtained. |
| City of Ontario Public Works Department | No records associated with the Target Property address were found and records for neighboring properties were not obtained. |
| SBC Fire Protection District | Records indicate that as of March 2019, JLMC is an active, conditionally exempt SQG of hazardous materials at the facility located at 1944 S. Bon View Avenue. One complaint was identified for the JLMC facility relating to the illegal shipment of materials and cutting of metals. The complaint was closed after an investigation was unable to verify the allegations. Various occupants of facilities associated with 1914 and 1930 S. Bon View Avenue have historically had permits to generate, handle, or store hazardous materials, but these permits are currently inactive. No site remediation records or permits for the removal, installation, or modification of USTs were found for any addresses associated with the Target Property. Records for neighboring properties were not obtained. |
| SBC Environmental Health Department | No records associated with the Target Property address were found and records for neighboring properties were not obtained. |

## 5.7 Vapor Encroachment Screening (VES)

Orion conducted a Tier 1 VES in conjunction with the Phase I ESA at the subject Target Property using default Area of Concern parameters and minimum search distances defined in ASTM E2600-15. The Tier I VES was conducted to evaluate whether a vapor encroachment condition (VEC) exists from subsurface contaminants at or near the Target Property. Orion has not identified any VECs and considers a minor spill reported at the Target Property a *de minimis* condition and no LUST-related records were identified within the Area of Concern. While Ontario Drums and the Oakwood Interiors Site are outside the Area of Concern, Orion evaluated these properties for potential VECs considering the documented releases to the environment and associated remedial responses. However, Orion has not identified a VEC related to the releases based on the information presented in Section 5.5. Details of the Tier 1 VES are included in Appendix F.

# 6.0 NON-SCOPE CONSIDERATIONS

Non-scope issues as per Section 13 of the ASTM E1527-13 were not addressed as part of this Phase I ESA as discussed in Section 1.3 of this report. However, Orion reviewed an asbestos and lead survey report prepared by Ambient on behalf of HK Ventures for the portion of the Target Property at 1944 and 1948 South Bon View Avenue. Ambient performed the survey during November 2018 and summarized the results in a report submitted to HK Ventures during December 2018 (Ambient, 2018). Ambient reported that the property consisted of three single-story buildings, one single-story residence with a detached garage, and storage sheds. Exterior walls were covered with wood or metal siding extending up to the roof level, while interior walls and ceilings were covered with drywall and joint compound or exposed metal or wood. Floors were covered with hardwood, vinyl flooring with associated mastic, ceramic tile, or exposed concrete. Roofs were covered with typical composite roofing and associated mastic. The heating, ventilation, and air conditioning (HVAC) system was metal ducting with fiberglass insulation. After performing a visual inspection, Ambient collected samples from accessible homogeneous building materials for analysis of (1) asbestos content using polarized light microscopy by EPA Method 600/R-93-116 Visual Area Estimation and (2) lead content using x-ray fluorescence (Ambient, 2020). The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces. Orion did not conduct lead or asbestos surveys to confirm the presence or absence of these materials at the Target Property.

# 7.0 SUMMARY AND CONCLUSIONS

Based on Target Property reconnaissance, interviews, and historical file reviews, Orion has not identified any RECs, CRECs, HRECs, or VECs for the Target Property. According to historical documentation, the Target Property was used for agricultural purposes from at least the 1930's until the 1980's. Historical operations at adjoining or nearby properties appear to have included an orchard, but Orion did not identify any records indicating pesticide-intensive agricultural operations at the Target Property.

Orion observed an apparently fresh water-sand mixture on the paved ground surface of the Target Property near previously decommissioned metals polishing equipment that contained caked sand/mud. Orion identified the presence of this mixture as a *de minimis* condition because of the potential presence of metals. Historical records indicated that hazardous materials and wastes were present at the Target Property including halogenated solvents, but no records identified a release of chemicals to the environment. Similarly, hazardous waste oil was observed in labeled drums on secondary containment during reconnaissance, although no leaks or staining were observed in the vicinity of the drums.

Based on information from the San Bernardino County Assessor's Office, the single-family residence at the Target Property was constructed in 1979, while the remaining industrial structures were built in the 1980's and 1990's. Asbestos and lead sampling of existing structures at 1944 and 1948 South Bon View Avenue were performed by others during December 2018. The results indicated that (1) non-friable asbestos was present in 50 percent of roofing material samples collected and (2) lead-based paint does not appear to be present in painted surfaces.

After completing this Phase I ESA, Orion recommends the following:

1. A hazardous materials survey should be performed prior to demolition of existing structures to further evaluate the potential presence of asbestos or lead at the Target Property.

2. Based on the historical use of halogenated solvents, petroleum hydrocarbons, and metals, a Soil Management Plan should be prepared for potential future site redevelopment activities.

3. Samples of the caked sand/mud and water-sand mixture should be collected and analyzed for metals to appropriately characterize and manage these materials before removal and offsite disposal.

# 8.0 REFERENCES


Ambient Environmental Inc., 2020. "Asbestos/Lead Survey, For the Property located at: 1944-1948 South Bon View Avenue, Ontario, California," prepared for HK Ventures, December.

ASTM International, 2013. "Designation: E1527-13, Standard Practice for Environmental Target Property Assessments: Phase I Environmental Target Property Assessment Process."

ASTM International, 2015. "Designation: E2600-15, Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions."

California Department of Water Resources, 2003. "California's Groundwater, Bulletin 118, Update 2003."

City of Ontario, 2008. "Covenant to Restrict Use of Property, Environmental Restriction, Re: Assessor's Parcel Numbers 1049-421-01, 1049-421-02, & 1049-431-06 of Bryant Tract M.B. 12/55, Map Book 12, Page 55 as filed in the Office of the Recorder of Said Count. (DTSC site code: 400844)," 9 December.

Civil-Environmental-Survey Group, 2019. "Abbreviated Site Assessment Report, Driftwood Village Station, Sunshine Cleaners & Former Safeway Plaza Cleaners, 223402254 S. Euclid Avenue, Ontario, California, DTSC SITE CODE 4017,"28 October.

Clayton Group Services, Inc., 2006. "Site Investigation Report, 1333 South Bon View Corporation, 1333 South Bon View Avenue, Ontario, California," prepared for Oakwood Interiors, 6 November.

Department of Toxic Substances Control, 2020. "Issuance of Amended Inspection Report and Amended Notice of Provisional Inspection Violation Score," letter from Maria G. Durand to Mr. Daniel P. Gillespie of Lighting Resources, LLC, 24 January.

Department of Toxic Substances Control, 2021. "Summary of Violations, Lighting Resources Inc (LRI), 805 East Francis Street, Ontario, California 91761," 29 & 30 March.

Geosyntec Consultants, 2021. "2020 Second Semiannual Soil Vapor, Indoor Air, and Groundwater Monitoring Report, Former Alger Manufacturing Facility, Ontario, California," prepared for Seaview-AGI Acquisitions, February.

Infrastructure Engineering Corporation, 2021. "2020 Annual Inspection Report, Former Oakwood Interior Site, 1333 South Bon View Avenue, Ontario, California," prepared for Ontario Municipal Utilities Company, 25 January.

Miller Brooks Environmental, Inc., 2000. "Preliminary Endangerment Assessment Report, Chino Valley Unified School District, Proposed Woodcrest School Sites, Ontario, California," prepared for Chino Valley Unified School District, 12 September.

Robin Environmental Management, 2018. "Phase I Environmental Site Assessment Report, 1944-1948 South Bon View Avenue (APN 1050-441-05), Ontario, CA 91761," prepared for HK Ventures, Inc., UTR Diversified I, LLC, and UTR 1948 Bon View, LLC, 26 November.

U.S. Environmental Protection Agency, 2004. "Memorandum: Documentation of an Emergency Removal Action at the Ontario Drums Site, 1516 Bon View, Ontario, San Bernardino, County, CA," 25 May.

# 9.0 RELIANCE AND LIMITATIONS

Orion has prepared this report for the exclusive use of Panattoni Development Company, Inc., Bon View Land 10, LLC, and BV Investments 10, LLC, as it pertains to the property located at 21 through 52, 1906, 1914, 1930, 1944, and 1948 South Bon View Avenue in Ontario, California. Any use of or reliance on this report by a third party shall be at such party's sole risk.

The scope of this environmental Target Property assessment was limited to visual observation of surface conditions at the Target Property, interviews with personnel familiar with the Target Property, and a review of reasonably available relevant data. The data reviewed included reports and literature issued by federal, State, and local agencies. Orion has not conducted an independent investigation of the accuracy of these secondary sources and has assumed them to be accurate and complete. Sampling and analysis were not conducted for asbestos, radon, lead-based paint, and lead in drinking water. Investigations of the following conditions were not part of the scope of work and would not have been revealed by the investigation:

- Naturally occurring toxics
- Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables
- Biological pathogens
- A contaminant plume below the ground surface originating from an offsite source
- Contaminants or contaminant concentrations that do not violate present regulatory standards but that may violate future such standards
- Unknown Target Property contamination, such as "midnight dumping" or accidental spillage of waste other than the debris observed and noted in this report.

No warranty or guarantee concerning the findings and conclusions of this ESA is offered or intended. Rather, it is represented that the scope and performance of the professional services rendered are in accordance with the current state of practice being conducted in the Target Property region by similarly qualified practitioners.

## 10.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

Orion declares that, to the best of our professional knowledge and belief, we meet the definition of "environmental professional" as defined in Part 312.10 of Title 40 of the Code of Federal Regulations (40 CFR). Orion personnel have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Steve Hash, PE
Senior Project Engineer

29 April 2021
Date



Michael P. Purchase, PE
Vice President

29 April 2021
Date

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

| Company | Address | Distance (miles) | Direction Relative to Site | Groundwater Gradient | Database | Discussed in Report? (Yes / No) | Property Included in VES? (Yes / No) |
|---|---|---|---|---|---|---|---|
| Larry Ramoneda | 1914 S. Bon View Avenue | Target Property | | | HAZNET | Yes | Yes |
| Custom Color Frame | 1914 S. Bon View Avenue | | | | EMISSIONS | No | Yes |
| ABS Global Inc. | 1914 S. Bon View Avenue, Unit 3 | | | | SANBERN CUPA | Yes | Yes |
| | | | | | FINDS/FRS | No | |
| Nova Men Auto Repair | 1914 S. Bon View Avenue, No.4 | | | | SANBERN CUPA | Yes | Yes |
| | | | | | HAZNET | Yes | |
| Multi Tech Products | 1930 S. Bon View Avenue, Unit 12 | | | | SANBERN CUPA | Yes | Yes |
| Column Engineering | 1930 S. Bon View Avenue, 20 | | | | SANBERN CUPA | Yes | Yes |
| | | | | | HAZNET | Yes | |
| Quality Offset Printers | 1930 S. Bon View Avenue, No. 14 | | | | SANBERN CUPA | Yes | Yes |
| | | | | | HAZNET | Yes | |
| | | | | | HAZNET | Yes | |
| JLMC, Inc. | 1944 S. Bon View Avenue | | | | SANBERN CUPA | Yes | Yes |
| | | | | | HAZNET | Yes | |
| | | | | | HAZNET | Yes | |
| | | | | | FINDS/FRS | No | |
| | | | | | FINDS/FRS | No | |
| | | | | | CERS HAZ | Yes | |
| | | | | | RCRA NON GEN | No | |
| | | | | | FINDS/FRS | No | |
| | | | | | RCRA SQG | No | |
| Flo-Bin Rentals | 1944 S. Bon View Avenue | | | | HAZNET | Yes | Yes |
| Corporate Resource Services | 1944 S Bon View Avenue | | | | FINDS/FRS | No | Yes |
| W. H. Thornton Co. | 1948 S. Bon View Avenue | | | | EMISSIONS | No | Yes |
| OSS Inc. | 1945 S. Bon View Avenue | 0.013 | ESE | Upgradient / Cross Gradient | HAZNET | No | Yes |
| Peterson Pipeline Inc. | 1945 S. Bon View Avenue | 0.013 | ESE | Upgradient / Cross Gradient | HAZNET | No | Yes |
| | | | | | RCRA NON GEN | No | |
| | | | | | FINDS/FRS | No | |
| Pouches, Inc. | 1901 S. Bon View Avenue | 0.016 | NE | Upgradient | FINDS/FRS | No | Yes |
| | | | | | SSTS | No | |
| | | | | | ICIS | No | |
| | | 0.030 | | | SANBERN CUPA | No | |
| | | | | | RCRA NON GEN | No | |

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

| Company | Address | Distance (miles) | Direction Relative to Site | Groundwater Gradient | Database | Discussed in Report? (Yes / No) | Property Included in VES? (Yes / No) |
|---|---|---|---|---|---|---|---|
| Ontario Fire Dept | 1856 South Bon View Avenue | 0.017 | NE | Upgradient | CHMIRS | No | Yes |
| Hub Construction Specialties, Inc. | 1856 S. Bon View Street | 0.017 | NE | Upgradient | HAZNET | No | Yes |
| | | | | | FINDS/FRS | No | |
| | | | | | DELISTED HAZ | No | |
| | | 0.029 | | | SANBERN CUPA | No | |
| Private Residence | 830 E. Cedar Street, No. D | 0.033 | S | Downgradient | CDL | No | Yes |
| Private Residence | 830 E. Cedar Street, Apt. A | 0.033 | S | Downgradient | CDL | No | Yes |
| R&I Industries, Inc. | 1871 & 1876 Taylor Place | 0.039 | NNW | Upgradient / Cross Gradient | RCRA NON GEN | No | Yes |
| | | 0.040 | | | SANBERN CUPA | Yes | |
| | | | | | CERS HAZ | Yes | |
| Greenline Laboratories, Inc. | 1851 S. Taylor Place | 0.047 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | Yes | Yes |
| | | | | | CERS HAZ | Yes | |
| | | | | | RCRA NON GEN | No | |
| Devious Customs | 915 E. Greviella Court | 0.049 | NE | Upgradient | SANBERN CUPA | No | Yes |
| Sky Systems Co., Inc. | 1825 Taylor Place | 0.075 | NNW | Cross Gradient | SANBERN CUPA | Yes | Yes |
| | | | | | CERS HAZ | Yes | |
| Private Residence | 2032 S. Bon View, Apt. D | 0.093 | SSE | Downgradient | CDL | No | Yes |
| Reliable | 780 E. Francis Street, Unit N | 0.12 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | No | Yes |
| Certified Welding | 780 E. Francis Street, Unit M | 0.12 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | No | Yes |
| Tom Guilfoyle | 840 E. Francis Street | 0.12 | N | Upgradient / Cross Gradient | UST SWEEPS | Yes | Yes |
| Riviera Tube Bending & Mfg. Co. | 760 E. Francis Unit, T | 0.12 | NW | Cross Gradient | RCRA SQG | Yes | Yes |
| | | | | | SANBERN CUPA | Yes | |
| Island Petroleum Builders, Inc. | 760 E. Francis Street, A | 0.12 | NW | Cross Gradient | SANBERN CUPA | No | Yes |
| Larry Ciaburri (Z & L Cabinets) | 760 E. Francis Street | 0.12 | NW | Cross Gradient | EMISSIONS | No | Yes |
| New Era Automotive | 760 E. Francis Street, Suite A | 0.12 | NW | Cross Gradient | RCRA NON GEN | No | Yes |
| Arrowhead Engineering | 760 E. Francis Street, Unit F | 0.12 | NW | Cross Gradient | RCRA NON GEN | No | Yes |
| E & L Quality Machining | 760 E. Francis Street, Unit T | 0.12 | NW | Cross Gradient | RCRA NON GEN | No | Yes |
| Chaffey Joint Union High School | 901 E. Francis Street | 0.13 | NNE | Upgradient | EMISSIONS | No | Yes |
| City Tool Works Inc. | 907 E. Francis Street | 0.13 | NNE | Upgradient | DELISTED HAZ | No | Yes |
| | | | | | SANBERN CUPA | No | |
| Long Run Trailers | 1843 S. Campus Avenue | 0.13 | WNW | Cross Gradient | SANBERN CUPA | No | No |
| | | | | | EMISSIONS | No | |
| Amish Country Gazebos | 739 E. Francis Street | 0.13 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | No | No |

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

| Company | Address | Distance (miles) | Direction Relative to Site | Groundwater Gradient | Database | Discussed in Report? (Yes / No) | Property Included in VES? (Yes / No) |
|---|---|---|---|---|---|---|---|
| R & R Industrial Services, Inc. | 757 E. Francis Street | 0.13 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | No | No |
| | | | | | RCRA NON GEN | No | |
| Honor Tek | 1823 S. Campus Avenue | 0.13 | WNW | Cross Gradient | SANBERN CUPA | No | No |
| U.S. Tooling and Spas Manufacturing | 753 E. Francis Street | 0.13 | NW | Cross Gradient | SANBERN CUPA | No | No |
| | | 0.14 | | | EMISSIONS | No | |
| | | | | | EMISSIONS | No | |
| | | | | | EMISSIONS | No | |
| Brothers VW Machine Shop | 743 E. Francis Street | 0.14 | NW | Cross Gradient | SANBERN CUPA | No | No |
| Superior Oak Design | 741 E. Francis Street | 0.14 | NW | Cross Gradient | SANBERN CUPA | No | No |
| R&O McIntyre Inc. | 921 E. Francis Street | 0.14 | NE | Upgradient | EMISSIONS | No | Yes |
| Hudson Technologies Company | 747 E. Francis Street | 0.14 | NW | Cross Gradient | SANBERN CUPA | No | No |
| | | | | | EMISSIONS | No | |
| | | | | | RCRA NON GEN | No | |
| Poly Extrusions | 730 E. Francis Street | 0.14 | NW | Cross Gradient | SANBERN CUPA | No | No |
| UV Wood Finishing | 936 E. Francis Street, Unit A | 0.14 | NE | Upgradient | SANBERN CUPA | No | Yes |
| Best Ink and Thread | 1752 S. Bon View Avenue | 0.15 | NNE | Upgradient | RCRA NON GEN | No | No |
| Lighting Resources, LLC | 805 E. Francis Street | 0.15 | NNW | Upgradient / Cross Gradient | RCRA TSD | No | Yes |
| | | | | | RCRA LQG | No | |
| | | | | | SANBERN CUPA | No | |
| | | | | | ENVIROSTOR | Yes | |
| | | | | | ENVIROSTOR | Yes | |
| | | | | | HWP | No | |
| | | | | | HWP | No | |
| | | | | | PCB | Yes | |
| | | | | | RCRA TSD | No | |
| | | | | | RCRA TSD | No | |
| | | | | | RCRA SQG | No | |
| | | | | | RCRA NON GEN | No | |
| | | 0.17 | | | INSP COMP ENF | Yes | |
| | | | | | INSP COMP ENF | Yes | |
| Coast Plastics Inc. | 936 E. Francis Street | 0.15 | NE | Upgradient | RCRA NON GEN | No | No |
| Mico West | 701 E. Francis Street | 0.16 | NW | Cross Gradient | SANBERN CUPA | No | No |
| | | | | | RCRA NON GEN | No | |
| Walkers Air Brakes | 921 E. Francis Street | 0.16 | NNE | Upgradient | SANBERN CUPA | No | Yes |

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

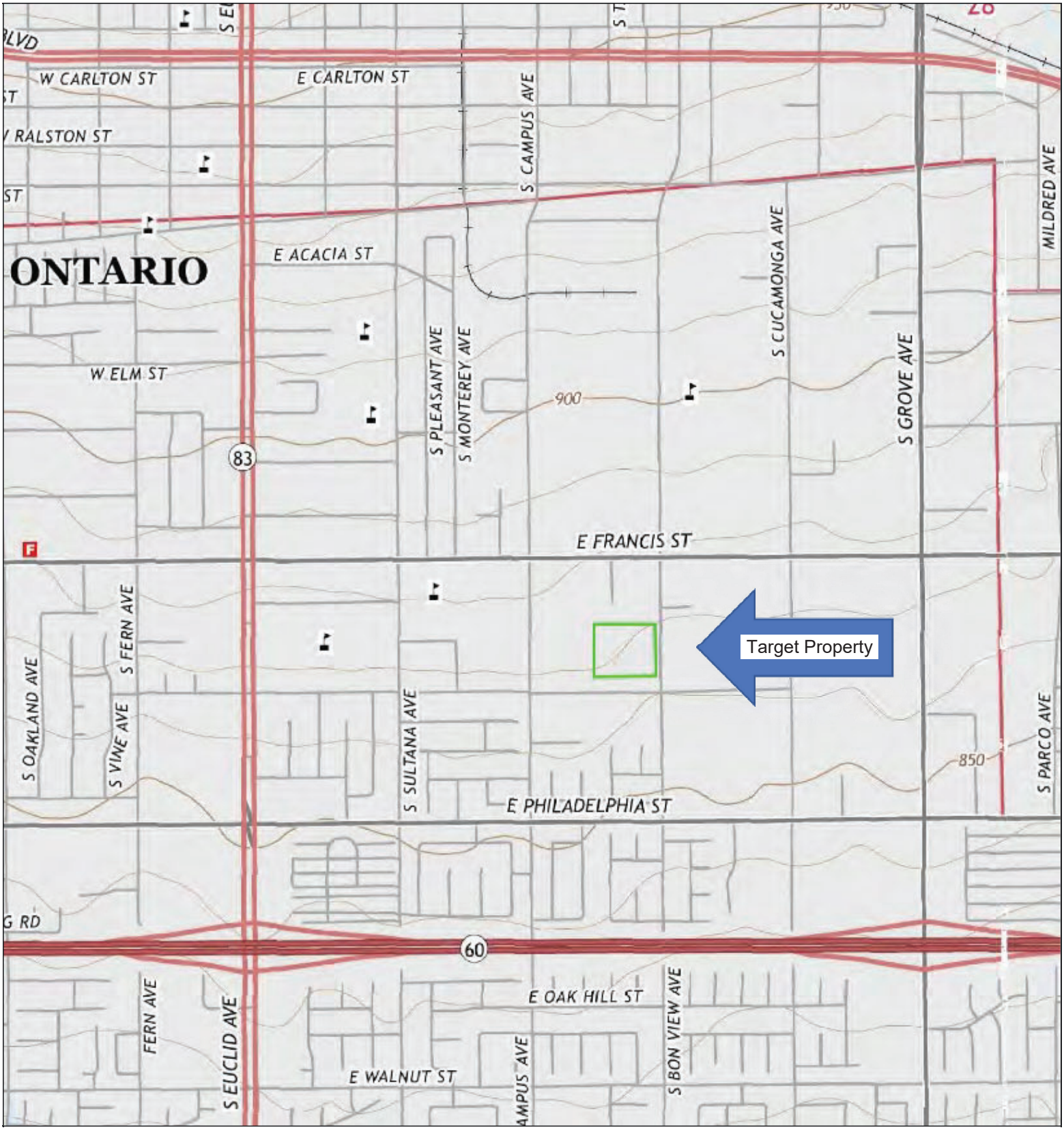
| Company | Address | Distance (miles) | Direction Relative to Site | Groundwater Gradient | Database | Discussed in Report? (Yes / No) | Property Included in VES? (Yes / No) |
|---|---|---|---|---|---|---|---|
| Hardware Specialties | 761 E. Francis Street | 0.16 | NNW | Upgradient / Cross Gradient | SANBERN CUPA | No | No |
| Bomel Construction Co. Inc. | 939 E. Francis Street | 0.16 | NE | Upgradient | SANBERN CUPA | No | Yes |
| | | | | | RCRA NON GEN | No | |
| Mission Landscape Companies, Inc. | 952 Francis Street | 0.17 | NE | Upgradient | RCRA NON GEN | No | No |
| Elite Truck and RV LLC | 1742 S. Bon View Avenue | 0.17 | NNE | Upgradient | RCRA NON GEN | No | No |
| | | 0.19 | | | SANBERN CUPA | No | Yes |
| Warfield Electric Co., Inc. | 1745 S. Bon View Avenue | 0.17 | NNE | Upgradient | EMISSIONS | No | Yes |
| | | | | | SANBERN CUPA | No | |
| | | | | | RCRA SQG | Yes | |
| Star Metals Inc. | 1715 S. Bon View Avenue | 0.19 | NNE | Upgradient | SANBERN CUPA | No | Yes |
| Inland Signs Inc. | 1715 S. Bon View Avenue | 0.19 | NNE | Upgradient | RCRA NON GEN | No | Yes |
| Sera's Wholesale Nursery | 943 E. Francis Street | 0.21 | NE | Upgradient | SANBERN CUPA | No | Yes |
| Yolanda V. Hernandez | 1740 S. Campus Avenue | 0.21 | NW | Cross Gradient | RCRA NON GEN | No | No |
| Allied Mechanical Products | 1720 S. Bon View Avenue | 0.22 | NNE | Upgradient | SANBERN CUPA | Yes | Yes |
| | | | | | CERS TANK | Yes | |
| | | | | | RCRA SQG | No | |
| | | | | | RCRA NON GEN | No | |
| Neff Construction, Inc. | 1701 S. Bon View Avenue | 0.22 | NNE | Upgradient | SANBERN CUPA | No | Yes |
| Southtown Industrial Park | 1701, 1703, 1705, and 1707 S. Bon View Avenue | 0.23 | NNE | Upgradient | HHSS | Yes | Yes |
| | | 0.24 | | | UST SWEEPS | Yes | |
| AMD International Technologies | 1725 S. Campus Avenue | 0.24 | NW | Cross Gradient | RCRA NON GEN | No | No |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA TSD | No | |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA NON GEN | No | |
| | | | | | RCRA NON GEN | No | |
| Inland Valley Rubber Co. Inc. | 1725 S. Campus Avenue | 0.24 | NW | Cross Gradient | SANBERN CUPA | No | No |
| Ontario Drums | 1516 S. Bon View Avenue | 0.37 | N | Upgradient / Cross Gradient | SEMS | No | Yes |
| | | 0.39 | | | CERCLIS | Yes | |
| Oakwood Interiors Site | 1333 S. Bon View Avenue | 0.67 | NNE | Upgradient | ENVIROSTOR | Yes | Yes |

TABLE 1

DATABASE REPORT TABLE
S. BON VIEW AVENUE AND E. CEDAR STREET
ONTARIO, CALIFORNIA
PANATTONI DEVELOPMENT COMPANY, INC.

| Company | Address | Distance (miles) | Direction Relative to Site | Groundwater Gradient | Database | Discussed in Report? (Yes / No) | Property Included in VES? (Yes / No) |
|---|---|---|---|---|---|---|---|
| Subshine Cleaners - Driftwood Village | 2238 S. Euclid Avenue, No. 2238F | 0.75 | WSW | Downgradient | ENVIROSTOR | Yes | No |
| Woodcrest Elementary / Jr. High School | 2725 S. Campus Avenue | 0.94 | SSW | Downgradient | ENVIROSTOR | Yes | No |

(a) Database acronyms are defined as follows:
CDL - Clandestine Drug Lab Sites
CERCLIS - Comprehensive Environmental Response, Compensation, and Liability Information System
CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites
CERS Tank - CERS Tanks
CHMIRS - California Hazardous Material Incident Report System
CLEANUP SITES - List of Cleanup Program sites in the state of California made available through the State Water Resources Control Board (SWRCB)
DELISTED HAZ - Delisted CERS Hazardous Waste Sites
DELISTED TNK - Delisted Storage Tanks that were removed by the SWRCB in California's Environmental Protection Agency and the Cal FIRE Office of State Fire Marshal
EMISSIONS - Toxic pollutant emissions facilities
ENVIROSTOR - California EnviroStor Data Management System list of corrective action sites, tiered permit sites, historical sites, and evaluation/investigation sites
ERNS - Emergency Response Notification System
FINDS/FRS - Facility Index/Facility Registry Service
HAZNET - Hazardous Waste Manifest Data
HHSS - Historical Hazardous Substance Storage Information Database
HIST TANK - Historical Hazardous Substance Storage Container Information
HWP - ENVIROSTOR Hazardous Waste Facility
ICIS - Integrated Compliance Information System
INS COMP ENF - ENVIROSTOR Inspection, Compliance, and Enforcement
LUST - Leaking Underground Storage Tanks within the Cleanup Sites in the GeoTracker database
PCB - PCB Notifiers
RCRA LQG - RCRA Large Quantity Generator
RCRA NON GEN - Resource Conservation and Recovery Act (RCRA) verified Non-generator
RCRA SQG - RCRA Small Quantity Generator
RCRA TSD - RCRA non-corrective action sites listed as Treatment, Storage, and/or Disposal facilities of hazardous waste
SANBERN CUPA - San Bernardino County Certified Unified Program Agency (CUPA)
SEMS - Superfund Enterprise Management System (SEMS) List 8R Active Site Inventory
SSTS - Section Seven Tracking System list of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments
UST SWEEPS - Underground Storage Tank Statewide Environmental Evaluation and Planning System
VCP - Voluntary Cleanup Program.
(b) VES - Vapor Encroachment Screening.
(c) "--" - Not applicable.
(d) N/A - Not available.




S. Bon View Avenue and E. Cedar Street

Source/Year : USGS, 2015

Scale: 1:18000

| | | | |
|---|---|---|---|
| ORION | Target Property Location Map<br>S. Bon View Avenue and E. Cedar Street, Ontario, CA | Date: 4/21/2021<br>Project No. 72ONT2 | Figure No:<br>1 |




S. Bon View Avenue and E. Cedar Street

Source/Year : Google Base Map

Scale: 1:2000

| | | | |
|---|---|---|---|
| ORION | Target Property Plan<br>S. Bon View Avenue and E. Cedar Street, Ontario, CA | Date: 4/21/2021<br>Project No. 72ONT2 | Figure No:<br>2 |




Source/Year : Google Base Map

Assumed Groundwater Flow Direction

Scale: 1:18000

| | | | |
|---|---|---|---|
| ORION | Target Property Vicinity<br>S. Bon View Avenue and E. Cedar Street, Ontario, CA | Date: 4/21/2021<br>Project No. 72ONT2 | Figure No:<br>3 |

# APPENDIX A

# LIST OF FEDERAL AND STATE REGULATORY DATABASES

## APPENDIX A
## LIST OF FEDERAL AND STATE REGULATORY DATABASES

Orion reviewed the following regulatory agency databases to obtain information on potential environmental liabilities. Search radii for each database are defined in ASTM International's *Standard Practice for Environmental Target Property Assessments: Phase I Environmental Target Property Assessment Process (E1527-13)* and *Standard Guide for Vapor Encroachment Screening on a Property Involved in Real Estate Transactions (E2600-15)*.

- Federal sources:
  - National Priority List (NPL)
  - Delisted NPL
  - Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
  - CERCLIS No Further Remedial Action Planned (NFRAP)
  - Resource Conservation and Recovery Act (RCRA) databases including:
    - RCRA corrective action sites (CORRACTS)
    - Hazardous waste treatment, storage, and disposal (TSD) facilities
    - TSD facilities with reported violations
    - Large and small quantity hazardous waste generators
  - Federal institutional control and engineering control registries
  - Emergency Response Notification System (ERNS) list of reported releases of oil and hazardous substances
  - Toxic Release Inventory System (TRIS)
- State sources:
  - Hazardous waste sites identified for investigation or remediation
  - State-equivalent NPL
  - State-equivalent CERCLIS
  - Landfill and/or solid waste disposal sites including the Solid Waste Information System (SWIS)
  - Leaking storage tank lists
  - Registered storage tank lists
  - Institutional control and engineering control registries
  - Voluntary cleanup sites
  - Brownfield sites
  - California Environmental Protection Agency (CalEPA)
  - Santa Ana Regional Water Quality Control Board (RWQCB)
  - Department of Toxic Substances Control (DTSC).

# APPENDIX B

# ERIS DATABASE REPORT

PSR
PHYSICAL SETTING REPORT

## Property Information

| | | |
|---|---|---|
| Order Number: | | 21040800524p |
| Date Completed: | | April 8, 2021 |
| Project Number: | | 72ONT2-1-1 |
| Project Property: | | S. Bon View Avenue and E. Cedar Street<br>S. Bon View Avenue and E. Cedar Street Ontario CA 91761 |
| Coordinates: | | |
| | Latitude: | 34.03861034 |
| | Longitude: | -117.63838892 |
| | UTM Northing: | 3766620.79153 Meters |
| | UTM Easting: | 441072.394215 Meters |
| | UTM Zone: | UTM Zone 11S |
| | Elevation: | 870.10 ft |
| | Slope Direction: | SSE |


Topographic Information....2
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The ERIS ***Physical Setting Report - PSR*** provides comprehensive information about the physical setting around a site and includes a complete overview of topography and surface topology, in addition to hydrologic, geologic and soil characteristics. The location and detailed attributes of oil and gas wells, water wells, public water systems and radon are also included for review.

The compilation of both physical characteristics of a site and additional attribute data is useful in assessing the impact of migration of contaminants and subsequent impact on soils and groundwater.

**Disclaimer**

This Report does not provide a full environmental evaluation for the site or adjacent properties. Please see the terms and disclaimer at the end of the Report for greater detail.

## Topographic Information




# Current USGS Topo (2015)

Miles
0 0.2 0.4 0.8

N

**Quadrangle(s): Guasti,CA; Ontario,CA**

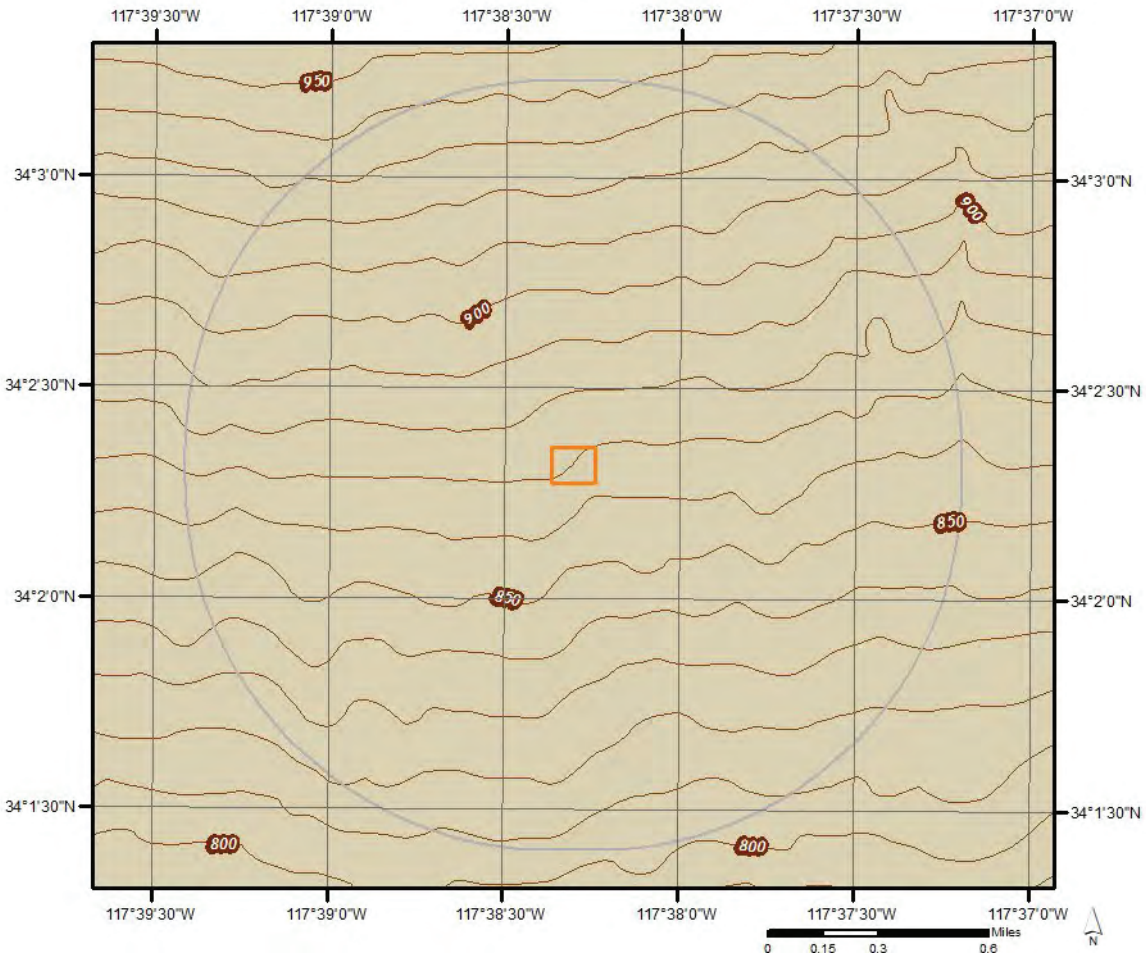
Source: USGS 7.5 Minute Topographic Map

# Topographic Information

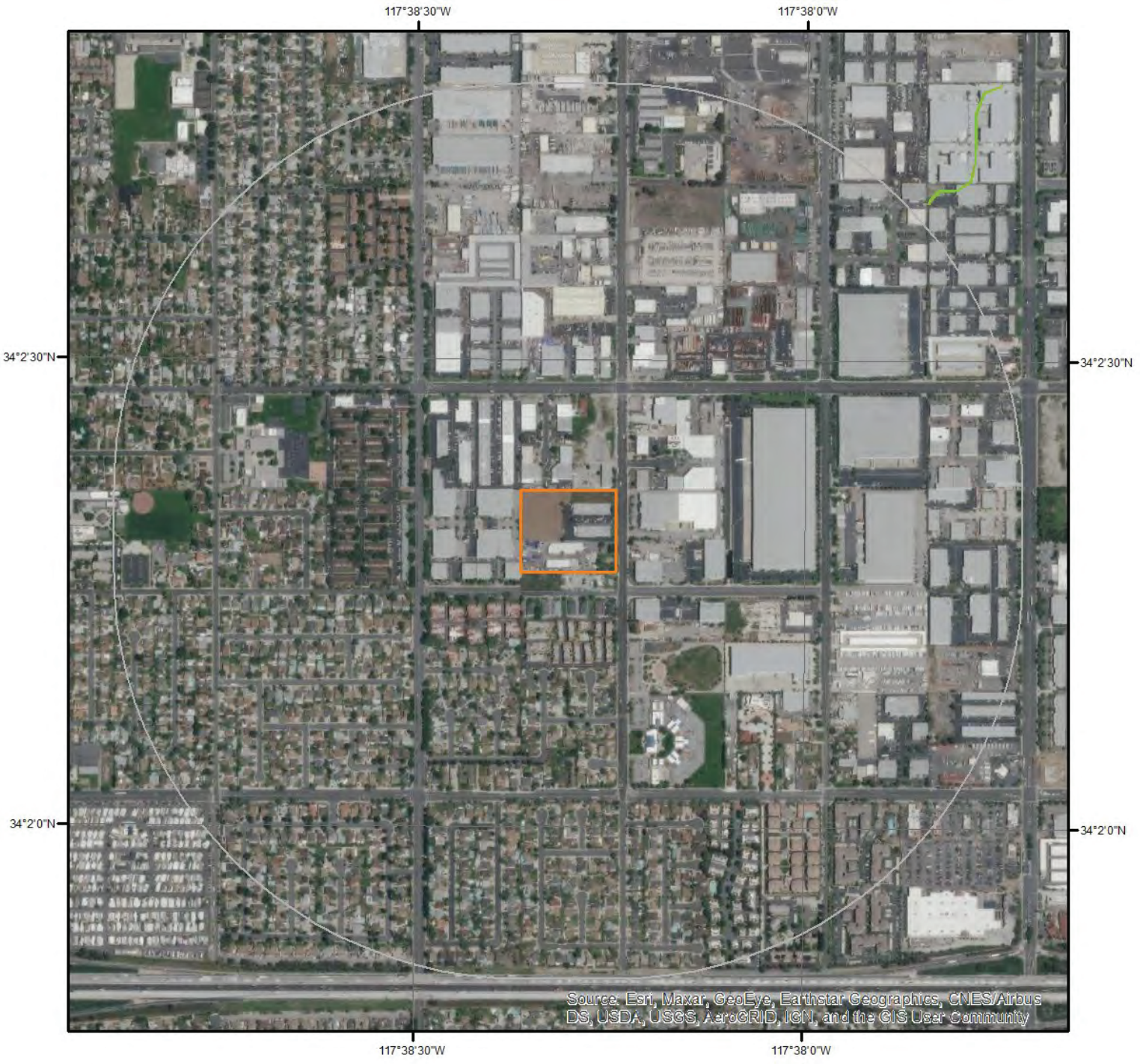
The previous topographic map(s) are created by seamlessly merging and cutting current USGS topographic data. Below are shaded relief map(s), derived from USGS elevation data to show surrounding topography in further detail.

Topographic information at project property:

Elevation: 870.10 ft
Slope Direction: SSE



## Hydrologic Information




# Wetland

0 0.075 0.15 0.3 Miles

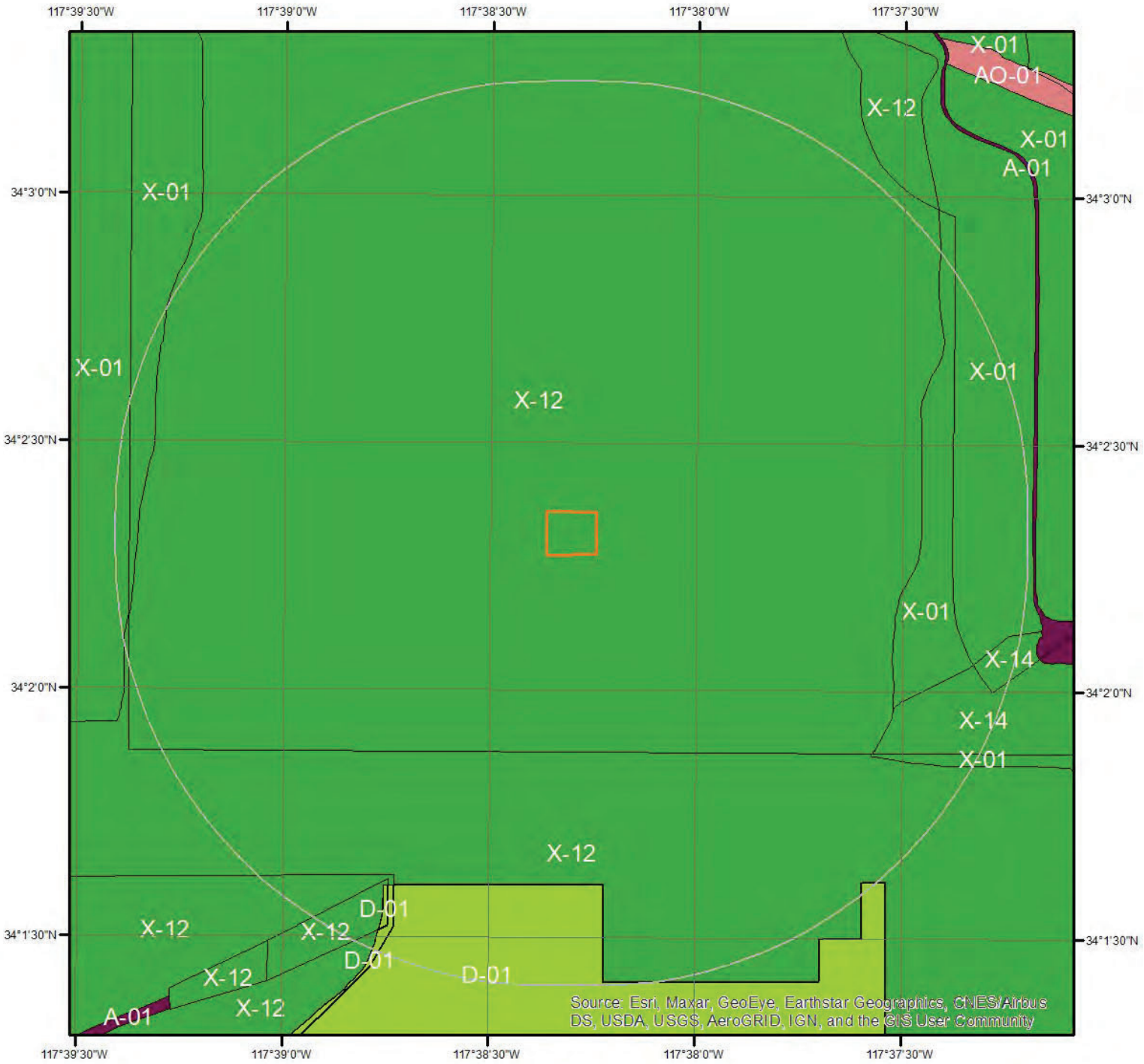
N

This map shows wetland existence using data from US Fish & Wildlife.
Data coverage is shown to the right. Gray indicates no data available in the area.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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## Hydrologic Information



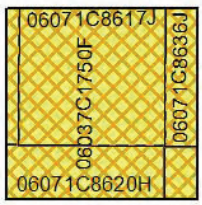

# Flood Hazard Zones

Miles
0 0.2 0.4

This map shows FEMA flood hazard zones. FIRM panels are shown to the right, and blank indicates no data is available.

| | | |
|---|---|---|
| A | AO | X |
| A99 | V | OPEN WATER |
| AE | VE | NOT POPULATED |
| AH | D | AREA NOT INCLUDED |

N




ERIS

# Hydrologic Information

The Wetland Type map shows wetland existence overlaid on an aerial imagery. The Flood Hazard Zones map shows FEMA flood hazard zones overlaid on an aerial imagery. Relevant FIRM panels and detailed zone information is provided below.

| | |
|---|---|
| Available FIRM Panels in area: | 06071C8638H(effective:2008-08-28) 06071C8616H(effective:2008-08-28) 06071C8620H(effective:2008-08-28) 06071C8617J(effective:2015-02-18) 06071C8636J(effective:2015-02-18) 06037C1750F(effective:2008-09-26) |

**Flood Zone D-01**

| | |
|---|---|
| Zone: | D |
| Zone subtype: | |

**Flood Zone X-01**

| | |
|---|---|
| Zone: | X |
| Zone subtype: | 0.2 PCT ANNUAL CHANCE FLOOD HAZARD |

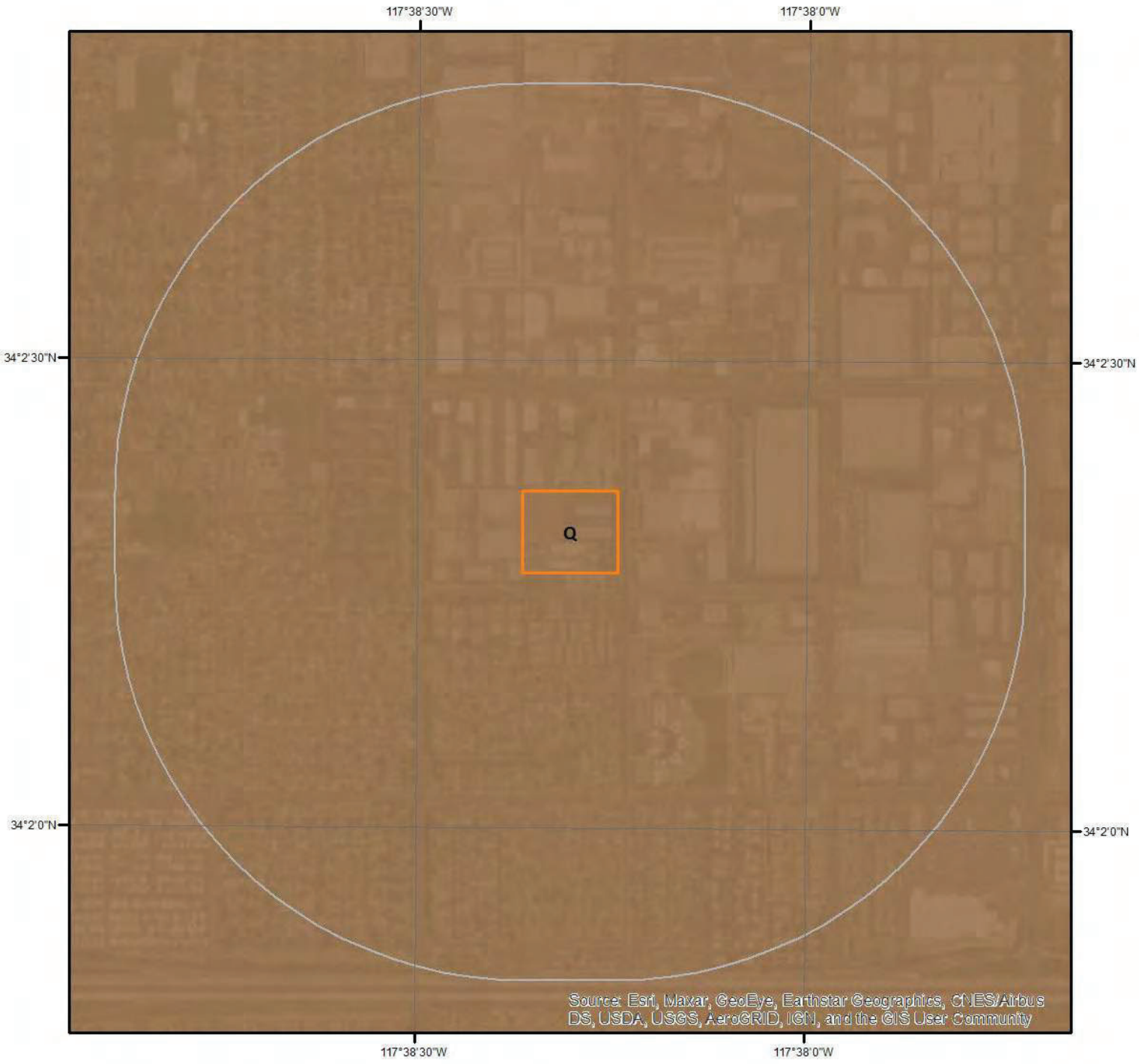
**Flood Zone X-12**

| | |
|---|---|
| Zone: | X |
| Zone subtype: | AREA OF MINIMAL FLOOD HAZARD |

**Flood Zone X-14**

| | |
|---|---|
| Zone: | X |
| Zone subtype: | AREA WITH REDUCED FLOOD RISK DUE TO LEVEE |

## Geologic Information




0 0.2 0.4 Miles N

### Geologic Units

This maps shows geologic units in the area. Please refer to the report for detailed descriptions.

ERIS

# Geologic Information

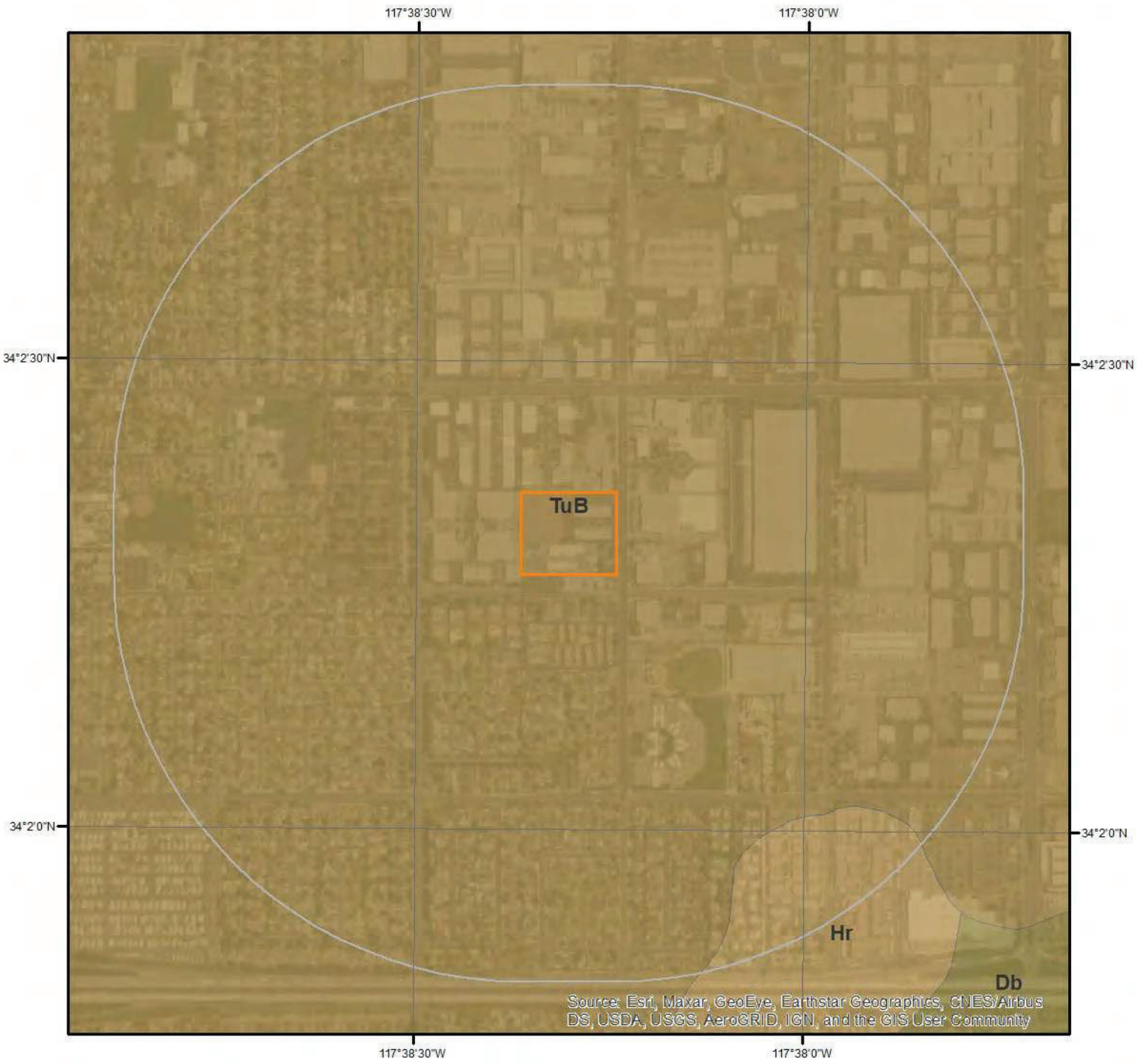
The previous page shows USGS geology information. Detailed information about each unit is provided below.

---

**Geologic Unit Q**

| | |
|---|---|
| Unit Name: | Quaternary alluvium and marine deposits |
| Unit Age: | Pliocene to Holocene |
| Primary Rock Type: | alluvium |
| Secondary Rock Type: | terrace |
| Unit Description: | Alluvium, lake, playa, and terrace deposits; unconsolidated and semi-consolidated. Mostly nonmarine, but includes marine deposits near the coast. |

## Soil Information




**SSURGO Soils**

0 0.2 0.4 Miles N

This maps shows SSURGO soil units around the target property. Please refer to the report for detailed soil descriptions.

ERIS

# Soil Information

The previous page shows a soil map using SSURGO data from USDA Natural Resources Conservation Service. Detailed information about each unit is provided below.

---

**Map Unit Hr (0.26%)**

| | |
|---|---|
| Map Unit Name: | Hilmar loamy fine sand |
| Bedrock Depth - Min: | null |
| Watertable Depth - Annual Min: | null |
| Drainage Class - Dominant: | Somewhat poorly drained |
| Hydrologic Group - Dominant: | C - Soils in this group have moderately high runoff potential when thoroughly wet. Water transmission through the soil is somewhat restricted. |

Major components are printed below

Hilmar(85%)

| | |
|---|---|
| horizon A(0cm to 33cm) | Loamy fine sand |
| horizon C1(33cm to 41cm) | Loamy sand |
| horizon C2(41cm to 58cm) | Loamy sand |
| horizon 2C3(58cm to 152cm) | Stratified loamy sand to loam |

Component Description:

Minor map unit components are excluded from this report.

Map Unit: Hr - Hilmar loamy fine sand

Component: Hilmar (85%)
The Hilmar component makes up 85 percent of the map unit. Slopes are 0 to 2 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4w. This soil does not meet hydric criteria. The calcium carbonate equivalent within 40 inches, typically, does not exceed 3 percent. The soil has a slightly saline horizon within 30 inches of the soil surface.

Component: Delhi (10%)
Generated brief soil descriptions are created for major soil components. The Delhi soil is a minor component.

Component: Tujunga (5%)
Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

---

**Map Unit TuB (99.74%)**

| | |
|---|---|
| Map Unit Name: | Tujunga loamy sand, 0 to 5 percent slopes |
| Bedrock Depth - Min: | null |
| Watertable Depth - Annual Min: | null |
| Drainage Class - Dominant: | Somewhat excessively drained |
| Hydrologic Group - Dominant: | A - Soils in this group have low runoff potential when thoroughly wet. Water is transmitted freely through the soil. |

Major components are printed below

Tujunga(85%)

| | |
|---|---|
| horizon A(0cm to 15cm) | Loamy sand |
| horizon C1(15cm to 46cm) | Loamy sand |
| horizon C2(46cm to 152cm) | Loamy sand |

Component Description:

# Soil Information

Minor map unit components are excluded from this report.

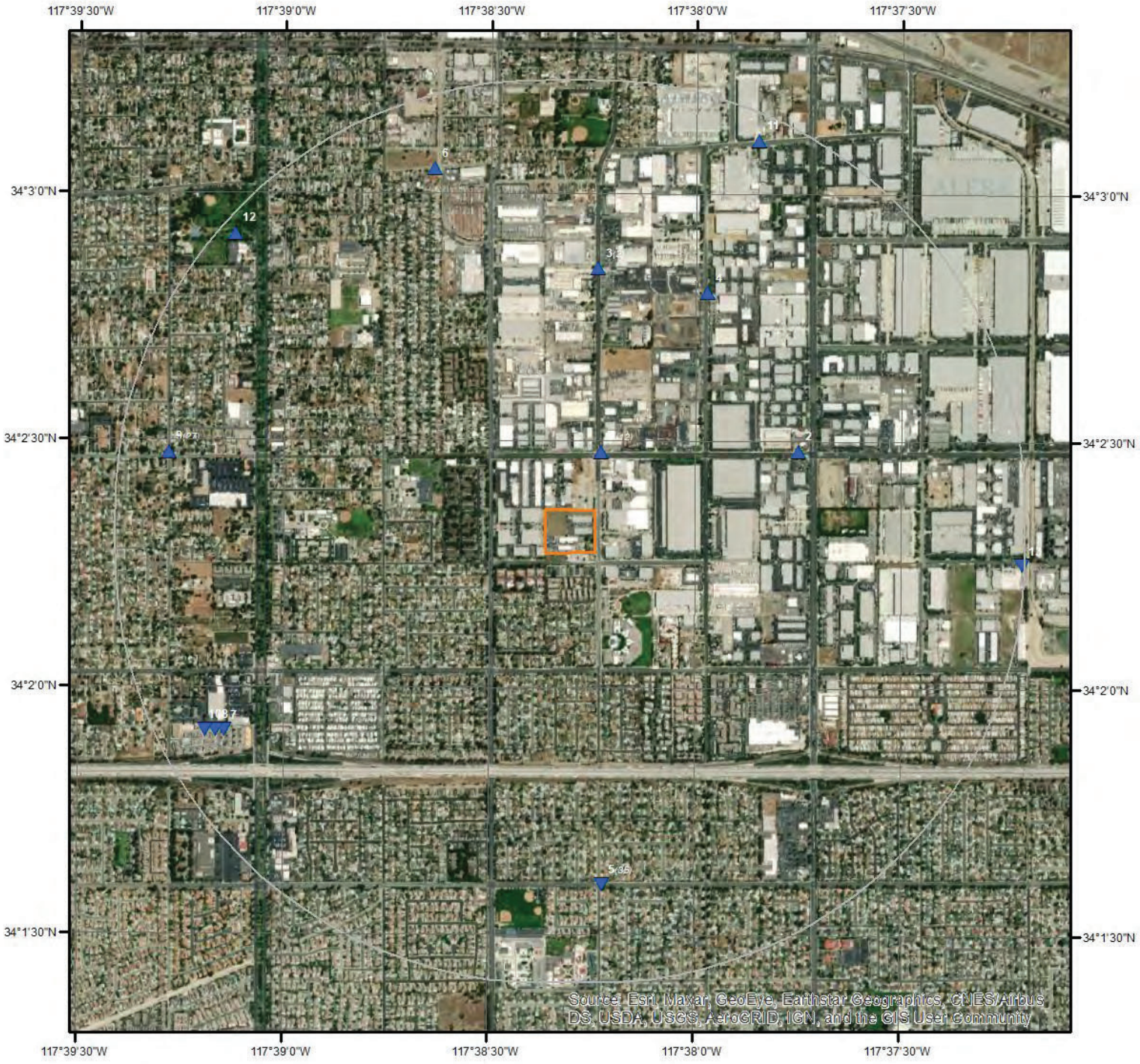
Map Unit: TuB - Tujunga loamy sand, 0 to 5 percent slopes

Component: Tujunga (85%)
The Tujunga, loamy sand component makes up 85 percent of the map unit. Slopes are 0 to 5 percent. This component is on alluvial fans, alluvial plains. The parent material consists of alluvium derived from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is rarely flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Component: Tujunga (10%)
Generated brief soil descriptions are created for major soil components. The Tujunga soil is a minor component.

Component: Hanford (5%)
Generated brief soil descriptions are created for major soil components. The Hanford soil is a minor component.

## Wells and Additional Sources




### Wells & Additional Sources

- ▲ Sites with Higher Elevation
- ■ Sites with Same Elevation
- ▼ Sites with Lower Elevation
- ○ Sites with Unknown Elevation

N

0 0.15 0.3 0.6 Miles

ERIS

# Wells and Additional Sources Summary

## Federal Sources

### Public Water Systems Violations and Enforcement Data

| Map Key | PWS ID | Distance (ft) | Direction |
|---|---|---|---|
| 3 | CA3610034 | 2,966.89 | N |

### Safe Drinking Water Information System (SDWIS)

| Map Key | PWS ID | Distance (ft) | Direction |
|---|---|---|---|
| 3 | CA3610034 | 2,966.89 | N |

### USGS National Water Information System

| Map Key | Monitoring Loc Identifier | Distance (ft) | Direction |
|---|---|---|---|
| 2 | USGS-340228117374401 | 2,598.15 | ENE |
| 4 | USGS-340248117375501 | 3,003.91 | NNE |
| 6 | USGS-340303117383501 | 4,408.10 | NNW |
| 12 | USGS-340255117390401 | 5,094.82 | NW |
| 13 | USGS-11073493 | 5,244.32 | E |

## State Sources

### Oil and Gas Wells

| Map Key | ID | Distance (ft) | Direction |
|---|---|---|---|
| | No records found | | |

### Periodic Groundwater Level Measurement Locations

| Map Key | ID | Distance (ft) | Direction |
|---|---|---|---|
| | No records found | | |

### Well Completion Reports

| Map Key | WCR No | Distance (ft) | Direction |
|---|---|---|---|
| 1 | WCR0298658 | 714.00 | NNE |
| 1 | WCR1994-012370 | 714.00 | NNE |
| 1 | WCR2007-009669 | 714.00 | NNE |
| 1 | WCR2007-009670 | 714.00 | NNE |
| 1 | WCR2009-009670 | 714.00 | NNE |
| 1 | WCR0285997 | 714.00 | NNE |
| 1 | WCR1776-007459 | 714.00 | NNE |
| 1 | WCR1983-006749 | 714.00 | NNE |
| 1 | WCR2010-009991 | 714.00 | NNE |
| 1 | WCR2009-010028 | 714.00 | NNE |
| 1 | WCR1983-007113 | 714.00 | NNE |
| 1 | WCR0173757 | 714.00 | NNE |
| 5 | WCR1776-008734 | 4,080.43 | S |

| | | | |
|---|---|---|---|
| 5 | WCR0226299 | 4,080.43 | S |
| 5 | WCR2006-010234 | 4,080.43 | S |
| 5 | WCR1776-007836 | 4,080.43 | S |
| 5 | WCR1957-001829 | 4,080.43 | S |
| 5 | WCR0279636 | 4,080.43 | S |
| 5 | WCR0322600 | 4,080.43 | S |
| 5 | WCR1976-005714 | 4,080.43 | S |
| 5 | WCR1972-003123 | 4,080.43 | S |
| 5 | WCR1977-010461 | 4,080.43 | S |
| 5 | WCR1929-000197 | 4,080.43 | S |
| 5 | WCR1973-003493 | 4,080.43 | S |
| 5 | WCR0213054 | 4,080.43 | S |
| 5 | WCR1976-005715 | 4,080.43 | S |
| 5 | WCR1963-001520 | 4,080.43 | S |
| 5 | WCR1997-010979 | 4,080.43 | S |
| 5 | WCR1999-011371 | 4,080.43 | S |
| 5 | WCR2006-010341 | 4,080.43 | S |
| 5 | WCR1995-012429 | 4,080.43 | S |
| 5 | WCR1954-002486 | 4,080.43 | S |
| 5 | WCR2002-012406 | 4,080.43 | S |
| 5 | WCR1954-001990 | 4,080.43 | S |
| 5 | WCR1971-002483 | 4,080.43 | S |
| 5 | WCR1997-011007 | 4,080.43 | S |
| 5 | WCR1936-000189 | 4,080.43 | S |
| 5 | WCR1776-007812 | 4,080.43 | S |
| 5 | WCR1957-001716 | 4,080.43 | S |
| 5 | WCR1978-008572 | 4,080.43 | S |
| 5 | WCR1997-011377 | 4,080.43 | S |
| 5 | WCR1776-011724 | 4,080.43 | S |
| 5 | WCR2006-010342 | 4,080.43 | S |
| 5 | WCR1963-001867 | 4,080.43 | S |
| 5 | WCR0118375 | 4,080.43 | S |
| 5 | WCR1978-007968 | 4,080.43 | S |
| 5 | WCR1997-011376 | 4,080.43 | S |
| 7 | WCR2019-008760 | 4,501.39 | WSW |
| 8 | WCR2019-008759 | 4,596.32 | WSW |
| 9 | WCR1925-000099 | 4,666.16 | WNW |
| 9 | WCR1993-010851 | 4,666.16 | WNW |
| 9 | WCR2000-011005 | 4,666.16 | WNW |
| 9 | WCR1994-011880 | 4,666.16 | WNW |
| 9 | WCR1957-001673 | 4,666.16 | WNW |
| 9 | WCR1994-011123 | 4,666.16 | WNW |
| 9 | WCR1994-011881 | 4,666.16 | WNW |
| 9 | WCR1992-014975 | 4,666.16 | WNW |
| 9 | WCR1993-010850 | 4,666.16 | WNW |
| 9 | WCR1993-010852 | 4,666.16 | WNW |
| 9 | WCR1910-000061 | 4,666.16 | WNW |
| 9 | WCR2000-010961 | 4,666.16 | WNW |
| 9 | WCR2000-011003 | 4,666.16 | WNW |
| 9 | WCR1992-017050 | 4,666.16 | WNW |
| 9 | WCR2000-011004 | 4,666.16 | WNW |
| 9 | WCR2000-010962 | 4,666.16 | WNW |
| 9 | WCR1994-011879 | 4,666.16 | WNW |
| 9 | WCR2000-012827 | 4,666.16 | WNW |
| 9 | WCR1992-017049 | 4,666.16 | WNW |
| 9 | WCR1999-011233 | 4,666.16 | WNW |
| 9 | WCR1998-010474 | 4,666.16 | WNW |
| 9 | WCR2000-012656 | 4,666.16 | WNW |
| 9 | WCR1999-011494 | 4,666.16 | WNW |
| 9 | WCR2000-012970 | 4,666.16 | WNW |
| 9 | WCR1998-009745 | 4,666.16 | WNW |
| 9 | WCR1999-011495 | 4,666.16 | WNW |
| 9 | WCR2000-011002 | 4,666.16 | WNW |
| 10 | WCR2019-008756 | 4,707.64 | WSW |
| 11 | WCR2019-016170 | 4,959.08 | NNE |

## Public Water Systems Violations and Enforcement Data

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 3 | N | 0.56 | 2,966.89 | 910.51 | PWSV |

Address Line 2:
State Code: CA
Zip Code: 91761
City Name: ONTARIO
Address Line 1: 1425 S. BON VIEW AVE.
PWS ID: CA3610034
PWS Type Code: CWS
PWS Type Description: Community Water System
Primary Source Code: SWP
Primary Source Desc: Purchased Surface Water
PWS Activity Code: A
PWS Activity Description: Active
PWS Deactivation Date:
Phone Number: 909-395-2682

--Details--
Population Served Count: 167382
City Served: ONTARIO
County Served: San Bernardino
State Served: CA
Zip Code Served:

## Safe Drinking Water Information System (SDWIS)

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 3 | N | 0.56 | 2,966.89 | 910.51 | SDWIS |

PWS ID: CA3610034
PWS Type: Community water system
No of Facilities: 95
No of Violations: 1
No of Site Visits: 13
Cities Served: ONTARIO
Counties Served: San Bernardino
Population Served Count: 175,841
Primacy Agency: California
EPA Region: Region 9

## USGS National Water Information System

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 2 | ENE | 0.49 | 2,598.15 | 877.77 | FED USGS |

| | | | |
|---|---|---|---|
| Organiz Identifier: | USGS-CA | Formation Type: | |
| Organiz Name: | USGS California Water Science Center | Aquifer Name: | |
| Well Depth: | | Aquifer Type: | |
| Well Depth Unit: | | Country Code: | US |
| Well Hole Depth: | | Provider Name: | NWIS |
| W Hole Depth Unit: | | County: | SAN BERNARDINO |
| Construction Date: | | Latitude: | 34.0413333 |
| Source Map Scale: | 24000 | Longitude: | -117.6291389 |
| Monitoring Loc Name: | STORM DRAIN FRANCIS AND GROVE NR ONTARIO CA | | |
| Monitoring Loc Identifier: | USGS-340228117374401 | | |
| Monitoring Loc Type: | Facility: Storm sewer | | |
| Monitoring Loc Desc: | | | |
| HUC Eight Digit Code: | 18070203 | | |
| Drainage Area: | | | |
| Drainage Area Unit: | | | |
| Contrib Drainage Area: | | | |
| Contrib Drainage Area Unit: | | | |
| Horizontal Accuracy: | Unknown | | |
| Horizontal Accuracy Unit: | Unknown | | |
| Horizontal Collection Mthd: | Mapping grade GPS unit (handheld accuracy range 12 to 40 ft) | | |
| Horiz Coord Refer System: | NAD83 | | |
| Vertical Measure: | 880 | | |
| Vertical Measure Unit: | feet | | |
| Vertical Accuracy: | 5 | | |
| Vertical Accuracy Unit: | feet | | |
| Vertical Collection Mthd: | Interpolated from topographic map. | | |
| Vert Coord Refer System: | NGVD29 | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 4 | NNE | 0.57 | 3,003.91 | 902.46 | FED USGS |

| | | | |
|---|---|---|---|
| Organiz Identifier: | USGS-CA | Formation Type: | |
| Organiz Name: | USGS California Water Science Center | Aquifer Name: | California Coastal Basin aquifers |
| Well Depth: | 428 | Aquifer Type: | |
| Well Depth Unit: | ft | Country Code: | US |
| Well Hole Depth: | | Provider Name: | NWIS |
| W Hole Depth Unit: | | County: | SAN BERNARDINO |
| Construction Date: | | Latitude: | 34.0466783 |
| Source Map Scale: | 24000 | Longitude: | -117.6328314 |
| Monitoring Loc Name: | 001S007W32A002S | | |
| Monitoring Loc Identifier: | USGS-340248117375501 | | |
| Monitoring Loc Type: | Well | | |
| Monitoring Loc Desc: | | | |

| | |
|---|---|
| HUC Eight Digit Code: | 18070203 |
| Drainage Area: | |
| Drainage Area Unit: | |
| Contrib Drainage Area: | |
| Contrib Drainage Area Unit: | |
| Horizontal Accuracy: | 1 |
| Horizontal Accuracy Unit: | seconds |
| Horizontal Collection Mthd: | Interpolated from MAP. |
| Horiz Coord Refer System: | NAD83 |
| Vertical Measure: | |
| Vertical Measure Unit: | |
| Vertical Accuracy: | |
| Vertical Accuracy Unit: | |
| Vertical Collection Mthd: | |
| Vert Coord Refer System: | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 6 | NNW | 0.83 | 4,408.10 | 928.39 | FED USGS |

| | | | |
|---|---|---|---|
| Organiz Identifier: | USGS-CA | Formation Type: | |
| Organiz Name: | USGS California Water Science Center | Aquifer Name: | California Coastal Basin aquifers |
| Well Depth: | 444 | Aquifer Type: | |
| Well Depth Unit: | ft | Country Code: | US |
| Well Hole Depth: | | Provider Name: | NWIS |
| W Hole Depth Unit: | | County: | SAN BERNARDINO |
| Construction Date: | | Latitude: | 34.0508448 |
| Source Map Scale: | 24000 | Longitude: | -117.6439429 |
| Monitoring Loc Name: | 001S007W29N001S | | |
| Monitoring Loc Identifier: | USGS-340303117383501 | | |
| Monitoring Loc Type: | Well | | |
| Monitoring Loc Desc: | | | |
| HUC Eight Digit Code: | 18070203 | | |
| Drainage Area: | | | |
| Drainage Area Unit: | | | |
| Contrib Drainage Area: | | | |
| Contrib Drainage Area Unit: | | | |
| Horizontal Accuracy: | 1 | | |
| Horizontal Accuracy Unit: | seconds | | |
| Horizontal Collection Mthd: | Interpolated from MAP. | | |
| Horiz Coord Refer System: | NAD83 | | |
| Vertical Measure: | | | |
| Vertical Measure Unit: | | | |
| Vertical Accuracy: | | | |

Vertical Accuracy Unit:
Vertical Collection Mthd:
Vert Coord Refer System:

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 12 | NW | 0.96 | 5,094.82 | 922.51 | FED USGS |

| | | | |
|---|---|---|---|
| Organiz Identifier: | USGS-CA | Formation Type: | |
| Organiz Name: | USGS California Water Science Center | Aquifer Name: | California Coastal Basin aquifers |
| Well Depth: | 672 | Aquifer Type: | |
| Well Depth Unit: | ft | Country Code: | US |
| Well Hole Depth: | | Provider Name: | NWIS |
| W Hole Depth Unit: | | County: | SAN BERNARDINO |
| Construction Date: | | Latitude: | 34.0486226 |
| Source Map Scale: | 24000 | Longitude: | -117.6519986 |
| Monitoring Loc Name: | 001S007W30Q001S | | |
| Monitoring Loc Identifier: | USGS-340255117390401 | | |
| Monitoring Loc Type: | Well | | |
| Monitoring Loc Desc: | | | |
| HUC Eight Digit Code: | 18070203 | | |
| Drainage Area: | | | |
| Drainage Area Unit: | | | |
| Contrib Drainage Area: | | | |
| Contrib Drainage Area Unit: | | | |
| Horizontal Accuracy: | 1 | | |
| Horizontal Accuracy Unit: | seconds | | |
| Horizontal Collection Mthd: | Interpolated from MAP. | | |
| Horiz Coord Refer System: | NAD83 | | |
| Vertical Measure: | | | |
| Vertical Measure Unit: | | | |
| Vertical Accuracy: | | | |
| Vertical Accuracy Unit: | | | |
| Vertical Collection Mthd: | | | |
| Vert Coord Refer System: | | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 13 | E | 0.99 | 5,244.32 | 852.22 | FED USGS |

| | | | |
|---|---|---|---|
| Organiz Identifier: | USGS-CA | Formation Type: | |
| Organiz Name: | USGS California Water Science Center | Aquifer Name: | |
| Well Depth: | | Aquifer Type: | |
| Well Depth Unit: | | Country Code: | US |
| Well Hole Depth: | | Provider Name: | NWIS |

| | | | |
|---|---|---|---|
| W Hole Depth Unit: | | County: | SAN BERNARDINO |
| Construction Date: | | Latitude: | 34.0375119 |
| Source Map Scale: | 24000 | Longitude: | -117.6200532 |
| Monitoring Loc Name: | W BR CUCAMONGA CHANNEL AB ELY PERC BASIN A ONTARIO | | |
| Monitoring Loc Identifier: | USGS-11073493 | | |
| Monitoring Loc Type: | Stream | | |
| Monitoring Loc Desc: | | | |
| HUC Eight Digit Code: | 18070203 | | |
| Drainage Area: | 6.01 | | |
| Drainage Area Unit: | sq mi | | |
| Contrib Drainage Area: | | | |
| Contrib Drainage Area Unit: | | | |
| Horizontal Accuracy: | 1 | | |
| Horizontal Accuracy Unit: | seconds | | |
| Horizontal Collection Mthd: | Interpolated from MAP. | | |
| Horiz Coord Refer System: | NAD83 | | |
| Vertical Measure: | 850 | | |
| Vertical Measure Unit: | feet | | |
| Vertical Accuracy: | 2.5 | | |
| Vertical Accuracy Unit: | feet | | |
| Vertical Collection Mthd: | Interpolated from topographic map. | | |
| Vert Coord Refer System: | NGVD29 | | |

## Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0298658 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1994-012370 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |

| | |
|---|---|
| Location(OSWCR): | Cucamonga Avenue |
| City(OSWCR): | Ontario |
| Location: | Cucamonga Avenue |
| City: | Ontario |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2007-009669 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | Bon View & Philadelphia | | |
| City(OSWCR): | Ontario | | |
| Location: | Bon View & Philadelphia | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2007-009670 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | Bon View & Philadelphia | | |
| City(OSWCR): | Ontario | | |
| Location: | Bon View & Philadelphia | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2009-009670 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | Bon View Avenue & E Philadelphia Street | | |
| City(OSWCR): | Ontario | | |
| Location: | Bon View Avenue & E Philadelphia Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California | | |

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0285997 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1776-007459 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | CAMPUS, PHILLIPS | | |
| City(OSWCR): | None | | |
| Location: | CAMPUS, PHILLIPS | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1983-006749 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | 1425 S Bon View AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | 1425 S Bon View AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2010-009991 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | S Bon View Avenue & E Philadelphia Stree | | |
| City(OSWCR): | Ontario | | |
| Location: | S Bon View Avenue & E Philadelphia Stree | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2009-010028 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | S Bon View Avenue & E Philadelphia Stree | | |
| City(OSWCR): | Ontario | | |
| Location: | S Bon View Avenue & E Philadelphia Stree | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1983-007113 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |
| Location(OSWCR): | 1425 S Bon View | | |
| City(OSWCR): | Ontario | | |
| Location: | 1425 S Bon View | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 1 | NNE | 0.14 | 714.00 | 878.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0173757 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04129 |
| Decimal Lat(OSWCR): | 34.04129 | Decimal Longitude: | -117.63712 |
| Decim Long(OSWCR): | -117.63712 | | |

| | |
|---|---|
| Location(OSWCR): | None |
| City(OSWCR): | None |
| Location: | None |
| City: | None |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1776-008734 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | SULTANA, ELY | | |
| City(OSWCR): | None | | |
| Location: | SULTANA, ELY | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0226299 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2006-010234 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 2431 S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | 2431 S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California | | |

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1776-007836 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | WALNUT ST, BON VIEW | | |
| City(OSWCR): | Chino | | |
| Location: | WALNUT ST, BON VIEW | | |
| City: | Chino | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1957-001829 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | EUCLID, RIVERSIDE DR | | |
| City(OSWCR): | None | | |
| Location: | EUCLID, RIVERSIDE DR | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0279636 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR0322600 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1976-005714 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1972-003123 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | PINE AVE, JOHNSON AVE | | |
| City(OSWCR): | None | | |
| Location: | PINE AVE, JOHNSON AVE | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1977-010461 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |

Location(OSWCR): CUCAMONGA, RIVERSIDE
City(OSWCR): None
Location: CUCAMONGA, RIVERSIDE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR1929-000197
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): WALNUT AVE, CUCAMONGA AVE
City(OSWCR): None
Location: WALNUT AVE, CUCAMONGA AVE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR1973-003493
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): WALNUT, GROVE
City(OSWCR): None
Location: WALNUT, GROVE
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR0213054
County: San Bernardino
County(OSWCR): San Bernardino
Decimal Latitude: 34.02668
Decimal Lat(OSWCR): 34.02668
Decimal Longitude: -117.63703
Decim Long(OSWCR): -117.63703
Location(OSWCR): None
City(OSWCR): None
Location: None
City: None
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1976-005715 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1963-001520 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | SULTANA, RIVERSIDE DR | | |
| City(OSWCR): | Ontario | | |
| Location: | SULTANA, RIVERSIDE DR | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1997-010979 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 7601 E Walnut Street | | |
| City(OSWCR): | Ontario | | |
| Location: | 7601 E Walnut Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1999-011371 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 12804 S Sutana | | |
| City(OSWCR): | Ontario | | |
| Location: | 12804 S Sutana | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2006-010341 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 2431 S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | 2431 S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1995-012429 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 7410 Walnut Street | | |
| City(OSWCR): | Ontario | | |
| Location: | 7410 Walnut Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1954-002486 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |

Location(OSWCR): PEDLEY AVE
City(OSWCR): Norco
Location: PEDLEY AVE
City: Norco
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR2002-012406
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): 2946 S Campus Avenue
City(OSWCR): Ontario
Location: 2946 S Campus Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR1954-001990
County(OSWCR): Los Angeles
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): EUCLID AVE, RIVERSIDE DR, BON VIEW AVE
City(OSWCR): None
Location: EUCLID AVE, RIVERSIDE DR, BON VIEW AVE
City: None
County: Los Angeles
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR1971-002483
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): GROVE AVE, PHILADELPHIA AVE, ROUTE 60, W
City(OSWCR): None
Location: GROVE AVE, PHILADELPHIA AVE, ROUTE 60, W
City: None
County: San Bernardino
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1997-011007 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 7601 E Walnut Street | | |
| City(OSWCR): | Ontario | | |
| Location: | 7601 E Walnut Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1936-000189 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | RIVERSIDE DR, BON VIEW ST, BOND SIERRA S | | |
| City(OSWCR): | Chino | | |
| Location: | RIVERSIDE DR, BON VIEW ST, BOND SIERRA S | | |
| City: | Chino | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1776-007812 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | ELY ST, SULTANA, CAMPUS | | |
| City(OSWCR): | None | | |
| Location: | ELY ST, SULTANA, CAMPUS | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1957-001716 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | EUCLID AVE, RIVERSIDE DR, CAMPUS | | |
| City(OSWCR): | None | | |
| Location: | EUCLID AVE, RIVERSIDE DR, CAMPUS | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1978-008572 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1997-011377 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 7601 E Walnut Street | | |
| City(OSWCR): | Ontario | | |
| Location: | 7601 E Walnut Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1776-011724 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |

Location(OSWCR): Walnut Street, BON VIEW
City(OSWCR): Chino
Location: Walnut Street, BON VIEW
City: Chino
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR2006-010342
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): 2431 S Euclid Avenue
City(OSWCR): Ontario
Location: 2431 S Euclid Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR1963-001867
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): Walnut Street, GROVE AVE
City(OSWCR): Chino
Location: Walnut Street, GROVE AVE
City: Chino
County: San Bernardino
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

WCR No: WCR0118375
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.02668
Decim Long(OSWCR): -117.63703
Location(OSWCR): None
City(OSWCR): None
Location: None
City: None
County: San Bernardino
Decimal Latitude: 34.02668
Decimal Longitude: -117.63703
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1978-007968 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 5 | S | 0.77 | 4,080.43 | 817.40 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1997-011376 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.02668 |
| Decimal Lat(OSWCR): | 34.02668 | Decimal Longitude: | -117.63703 |
| Decim Long(OSWCR): | -117.63703 | | |
| Location(OSWCR): | 7601 E Walnut Street | | |
| City(OSWCR): | Ontario | | |
| Location: | 7601 E Walnut Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 7 | WSW | 0.85 | 4,501.39 | 841.11 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2019-008760 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.03184 |
| Decimal Lat(OSWCR): | 34.03184 | Decimal Longitude: | -117.652373 |
| Decim Long(OSWCR): | -117.652373 | | |
| Location(OSWCR): | 2261 S Fern AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | 2261 S Fern AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 8 | WSW | 0.87 | 4,596.32 | 839.50 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2019-008759 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.03184 |
| Decimal Lat(OSWCR): | 34.03184 | Decimal Longitude: | -117.652731 |
| Decim Long(OSWCR): | -117.652731 | | |
| Location(OSWCR): | 2261 S Fern AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | 2261 S Fern AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1925-000099 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | E FRANCIS ST, EUCLID AVE | | |
| City(OSWCR): | None | | |
| Location: | E FRANCIS ST, EUCLID AVE | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1993-010851 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | 501 W FRANCIS ST, ONTARIO | | |
| City(OSWCR): | None | | |
| Location: | 501 W FRANCIS ST, ONTARIO | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-011005 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |

| | |
|---|---|
| Location(OSWCR): | S Euclid Avenue |
| City(OSWCR): | Ontario |
| Location: | S Euclid Avenue |
| City: | Ontario |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1994-011880 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | 501 FRANCIS | | |
| City(OSWCR): | Ontario | | |
| Location: | 501 FRANCIS | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1957-001673 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | DESSAU, VINE | | |
| City(OSWCR): | None | | |
| Location: | DESSAU, VINE | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1994-011123 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | BONITA ON GREVILLEA, ONTARIO | | |
| City(OSWCR): | None | | |
| Location: | BONITA ON GREVILLEA, ONTARIO | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California | | |

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1994-011881 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | 501 FRANCIS | | |
| City(OSWCR): | Ontario | | |
| Location: | 501 FRANCIS | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1992-014975 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | None | | |
| City(OSWCR): | None | | |
| Location: | None | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1993-010850 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | FERN & MAPLE, ONTARIO | | |
| City(OSWCR): | None | | |
| Location: | FERN & MAPLE, ONTARIO | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1993-010852 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | SAN ANTONIO & MAPLE | | |
| City(OSWCR): | None | | |
| Location: | SAN ANTONIO & MAPLE | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1910-000061 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | FRANCES ST, EUCLID AVE | | |
| City(OSWCR): | None | | |
| Location: | FRANCES ST, EUCLID AVE | | |
| City: | None | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-010961 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-011003 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |

| | |
|---|---|
| Location(OSWCR): | S Euclid Avenue |
| City(OSWCR): | Ontario |
| Location: | S Euclid Avenue |
| City: | Ontario |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1992-017050 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | CEDAR ST, VINE AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | CEDAR ST, VINE AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-011004 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-010962 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California | | |

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1994-011879 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | 501 FRANCIS | | |
| City(OSWCR): | Ontario | | |
| Location: | 501 FRANCIS | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-012827 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | E Bud Street | | |
| City(OSWCR): | Ontario | | |
| Location: | E Bud Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1992-017049 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | EUCLID AVE, LOCUST ST | | |
| City(OSWCR): | Ontario | | |
| Location: | EUCLID AVE, LOCUST ST | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1999-011233 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | E Bud Street | | |
| City(OSWCR): | Ontario | | |
| Location: | E Bud Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1998-010474 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | 1724 S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | 1724 S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-012656 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | E Bud Street | | |
| City(OSWCR): | Ontario | | |
| Location: | E Bud Street | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR1999-011494 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |

Location(OSWCR): 501 W Francis Street
City(OSWCR): Ontario
Location: 501 W Francis Street
City: Ontario
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

WCR No: WCR2000-012970
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): E Bud Street
City(OSWCR): Ontario
Location: E Bud Street
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

WCR No: WCR1998-009745
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): 2105 S Oakland Avenue
City(OSWCR): Ontario
Location: 2105 S Oakland Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

WCR No: WCR1999-011495
County(OSWCR): San Bernardino
Decimal Lat(OSWCR): 34.04123
Decim Long(OSWCR): -117.65465
Location(OSWCR): E Budd Street & S Euclid Avenue
City(OSWCR): Ontario
Location: E Budd Street & S Euclid Avenue
City: Ontario
County: San Bernardino
Decimal Latitude: 34.04123
Decimal Longitude: -117.65465
Original Source: California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California

Department of Water Resources - Well Completion Reports

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 9 | WNW | 0.88 | 4,666.16 | 886.15 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2000-011002 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.04123 |
| Decimal Lat(OSWCR): | 34.04123 | Decimal Longitude: | -117.65465 |
| Decim Long(OSWCR): | -117.65465 | | |
| Location(OSWCR): | S Euclid Avenue | | |
| City(OSWCR): | Ontario | | |
| Location: | S Euclid Avenue | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 10 | WSW | 0.89 | 4,707.64 | 838.46 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2019-008756 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.03184 |
| Decimal Lat(OSWCR): | 34.03184 | Decimal Longitude: | -117.653148 |
| Decim Long(OSWCR): | -117.653148 | | |
| Location(OSWCR): | 2261 S Fern AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | 2261 S Fern AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

| Map Key | Direction | Distance (mi) | Distance (ft) | Elevation (ft) | DB |
|---|---|---|---|---|---|
| 11 | NNE | 0.94 | 4,959.08 | 923.51 | WATER WELLS |

| | | | |
|---|---|---|---|
| WCR No: | WCR2019-016170 | County: | San Bernardino |
| County(OSWCR): | San Bernardino | Decimal Latitude: | 34.051819 |
| Decimal Lat(OSWCR): | 34.051819 | Decimal Longitude: | -117.630789 |
| Decim Long(OSWCR): | -117.630789 | | |
| Location(OSWCR): | 989 S Cucamonga AVE | | |
| City(OSWCR): | Ontario | | |
| Location: | 989 S Cucamonga AVE | | |
| City: | Ontario | | |
| Original Source: | California Department of Water Resources - OSWCR(Well Numbers), as of Apr 29, 2020; California Department of Water Resources - Well Completion Reports | | |

# Radon Information

This section lists any relevant radon information found for the target property.

Federal EPA Radon Zone for *SAN BERNARDINO* County: **2**

*Zone 1: Counties with predicted average indoor radon screening levels greater than 4 pCi/L*
*Zone 2: Counties with predicted average indoor radon screening levels from 2 to 4 pCi/L*
*Zone 3: Counties with predicted average indoor radon screening levels less than 2 pCi/L*

---

Federal Area Radon Information for *SAN BERNARDINO* County

| | |
|---|---|
| No Measures/Homes: | 17 |
| Geometric Mean: | 0.5 |
| Arithmetic Mean: | 0.7 |
| Median: | 0.7 |
| Standard Deviation: | 1 |
| Maximum: | 2.9 |
| % >4 pCi/L: | 0 |
| % >20 pCi/L: | 0 |
| Notes on Data Table: | TABLE 1. Screening indoor radon data from the EPA/State Residential Radon Survey of California conducted during 1989-90. Data represent 2-7 day charcoal canister measurements from the lowest level of each home tested. |

# Appendix

## Federal Sources

**FEMA National Flood Hazard Layer** — **FEMA FLOOD**

The National Flood Hazard Layer (NFHL) data incorporates Flood Insurance Rate Map (FIRM) databases published by the Federal Emergency Management Agency (FEMA), and any Letters Of Map Revision (LOMRs) that have been issued against those databases since their publication date. The FIRM Database is the digital, geospatial version of the flood hazard information shown on the published paper FIRMs. The FIRM Database depicts flood risk information and supporting data used to develop the risk data. The FIRM Database is derived from Flood Insurance Studies (FISs), previously published FIRMs, flood hazard analyses performed in support of the FISs and FIRMs, and new mapping data, where available.

**Indoor Radon Data** — **INDOOR RADON**

Indoor radon measurements tracked by the Environmental Protection Agency(EPA) and the State Residential Radon Survey.

**Public Water Systems Violations and Enforcement Data** — **PWSV**

List of drinking water violations and enforcement actions from the Safe Drinking Water Information System (SDWIS) made available by the Drinking Water Protection Division of the US EPA's Office of Groundwater and Drinking Water. Enforcement sensitive actions are not included in the data released by the EPA. Address information provided in SWDIS may correspond either with the physical location of the water system, or with a contact address.

**Radon Zone Level** — **RADON ZONE**

Areas showing the level of Radon Zones (level 1, 2 or 3) by county. This data is maintained by the Environmental Protection Agency (EPA).

**Safe Drinking Water Information System (SDWIS)** — **SDWIS**

The Safe Drinking Water Information System (SDWIS) contains information about public water systems as reported to US Environmental Protection Agency (EPA) by the states. Addresses may correspond with the location of the water system, or with a contact address.

**Soil Survey Geographic database** — **SSURGO**

The Soil Survey Geographic database (SSURGO) contains information about soil as collected by the National Cooperative Soil Survey at the Natural Resources Conservation Service (NRCS). Soil maps outline areas called map units. The map units are linked to soil properties in a database. Each map unit may contain one to three major components and some minor components.

**U.S. Fish & Wildlife Service Wetland Data** — **US WETLAND**

The U.S. Fish & Wildlife Service Wetland layer represents the approximate location and type of wetlands and deepwater habitats in the United States.

**USGS Current Topo** — **US TOPO**

US Topo topographic maps are produced by the National Geospatial Program of the U.S. Geological Survey (USGS). The project was launched in late 2009, and the term "US Topo" refers specifically to quadrangle topographic maps published in 2009 and later.

**USGS Geology** — **US GEOLOGY**

Seamless maps depicting geological information provided by the United States Geological Survey (USGS).

**USGS National Water Information System** — **FED USGS**

The U.S. Geological Survey (USGS)'s National Water Information System (NWIS) is the nation's principal repository of water resources data. This database includes comprehensive information of well-construction details, time-series data for gage height, streamflow, groundwater level, and precipitation and water use data.

## State Sources

**Oil and Gas Wells** — **OGW**

A list of Oil and Gas well locations. This is provided by California's Department of Conservation Division of

# Appendix

Oil, Gas and Geothermal Resources.

**Periodic Groundwater Level Measurement Locations** **MONITOR WELLS**

Locations of groundwater level monitoring wells in the Department of Water Resources (DWR)'s Periodic Groundwater Levels dataset. The DWR Periodic Groundwater Levels dataset contains seasonal and long-term groundwater level measurements collected by the Department of Water Resources and cooperating agencies.

**Well Completion Reports** **WATER WELLS**

List of wells from the Well Completion Reports data made available by the California Department of Water Resources' (DWR) Online System for Well Completion Reports (OSWCR). Please note that the majority of well completion reports have been spatially registered to the center of the 1x1 mile Public Land Survey System section that the well is located in.

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ERIS

# FIRE INSURANCE MAPS

| | |
|---|---|
| **Project Property:** | S. Bon View Avenue and E. Cedar Street<br>S. Bon View Avenue and E. Cedar Street<br>Ontario CA 91761 |
| **Project No:** | 72ONT2-1-1 |
| **Requested By:** | Orion Environmental, Inc. |
| **Order No:** | 21040800524 |
| **Date Completed:** | April 09, 2021 |

**Please note that no information was found for your site or adjacent properties.**

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

ERIS

# HISTORICAL AERIALS

| | |
|---|---|
| **Project Property:** | S. Bon View Avenue and E. Cedar Street<br>S. Bon View Avenue and E. Cedar Street<br>Ontario CA 91761 |
| **Requested By:** | Orion Environmental, Inc. |
| **Order No:** | 21040800524 |
| **Data Completed:** | April 12,2021 |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

| Date | Source | Scale | Comments |
|---|---|---|---|
| 2020 | National Agriculture Information Program | 1" to 500' | |
| 2018 | National Agriculture Information Program | 1" to 500' | |
| 2012 | National Agriculture Information Program | 1" to 500' | |
| 2010 | National Agriculture Information Program | 1" to 500' | |
| 2005 | National Agriculture Information Program | 1" to 500' | |
| 2002 | US Geological Survey | 1" to 500' | |
| 1994 | US Geological Survey | 1" to 500' | |
| 1985 | National High Altitude Photography | 1" to 500' | |
| 1980 | US Geological Survey | 1" to 500' | |
| 1976 | Agriculture and Soil Conservation Service | 1" to 500' | |
| 1966 | US Geological Survey | 1" to 500' | |
| 1960 | Private Company | 1" to 500' | |
| 1952 | US Geological Survey | 1" to 500' | |
| 1946 | Agriculture and Soil Conservation Service | 1" to 500' | |
| 1938 | Agriculture and Soil Conservation Service | 1" to 500' | |
| 1935 | Private Company | 1" to 500' | |

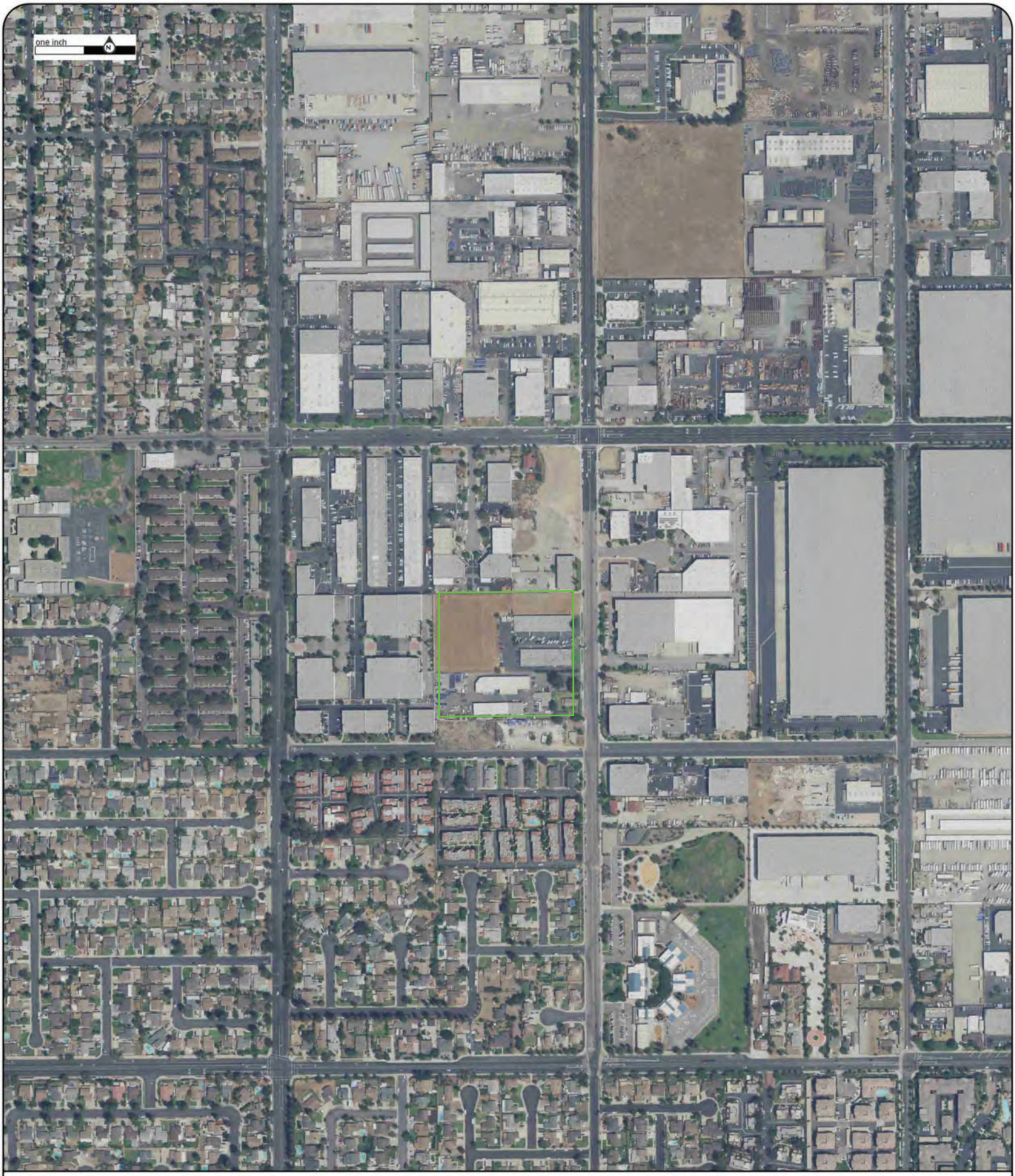



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Order No:21040800524

ERIS 500

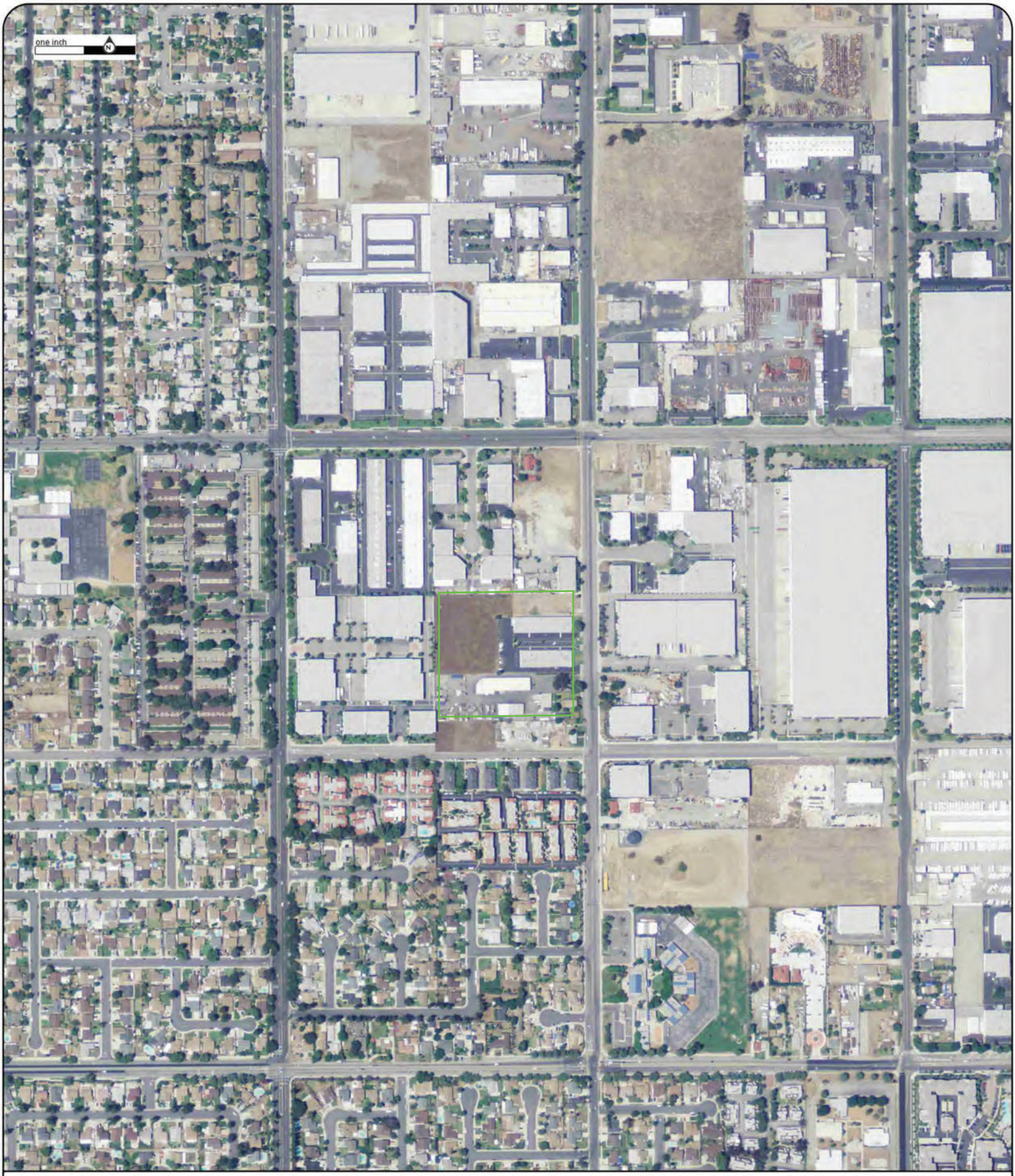



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Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:2012
Source:NAIP
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS

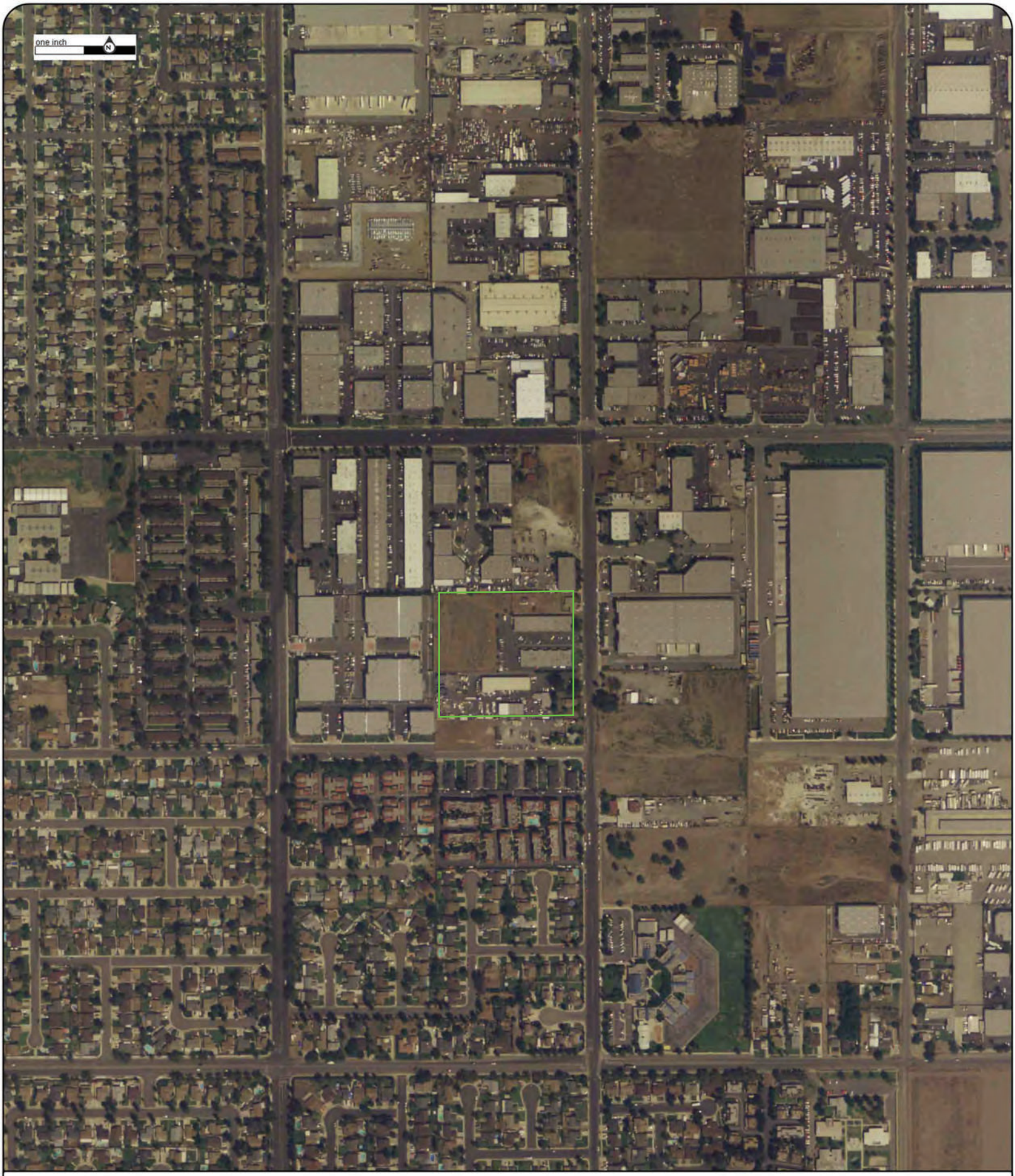



Year:2010
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Order No:21040800524

ERIS




Year:2005
Source:NAIP
Scale:1" to 500'
Comment:

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Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:2002
Source:USGS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524




Year:1994
Source:USGS
Scale:1" to 500'
Comment:

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Order No:21040800524

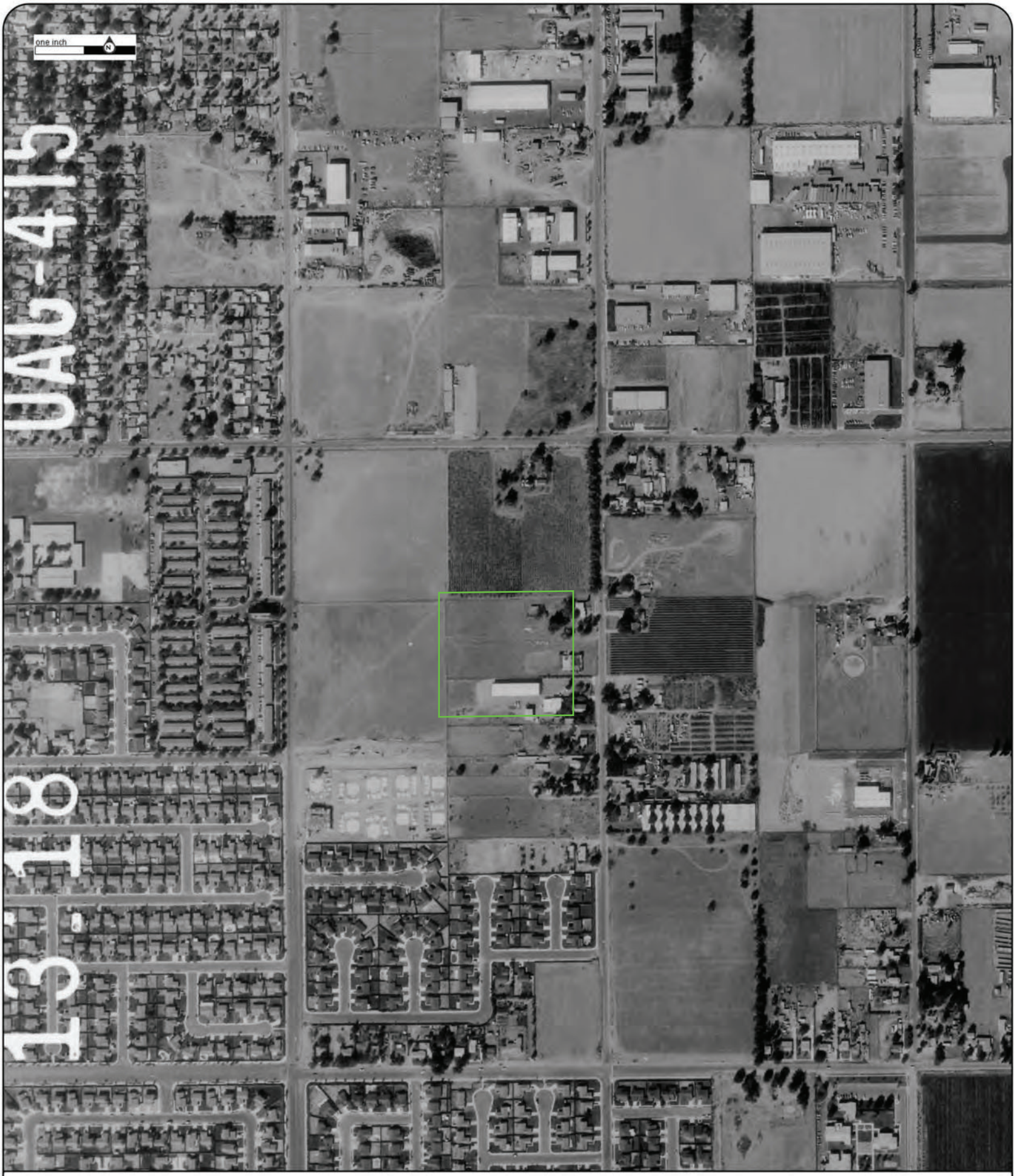



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Source:NHAP
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Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1980
Source:USGS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1976
Source:ASCS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1966
Source:USGS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1960
Source:FAIRCHILD
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1952
Source:USGS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

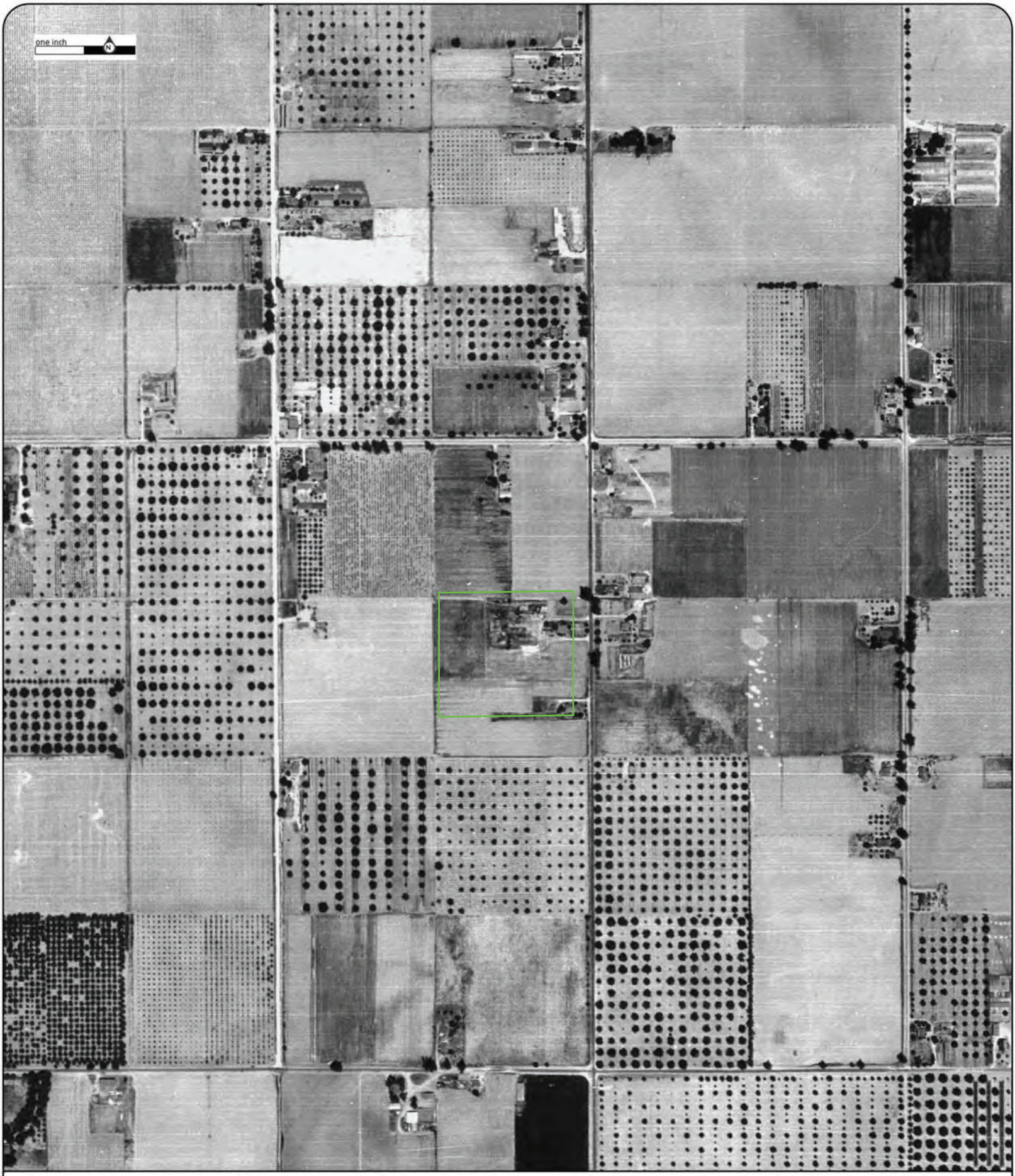



Year:1946
Source:ASCS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1938
Source:ASCS
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS




Year:1935
Source:FAIRCHILD
Scale:1" to 500'
Comment:

Address:S. Bon View Avenue and E. Cedar Street, Ontario, CA
Approx Center:34.03861034/-117.63838892

Order No:21040800524

ERIS

# TOPOGRAPHIC MAPS

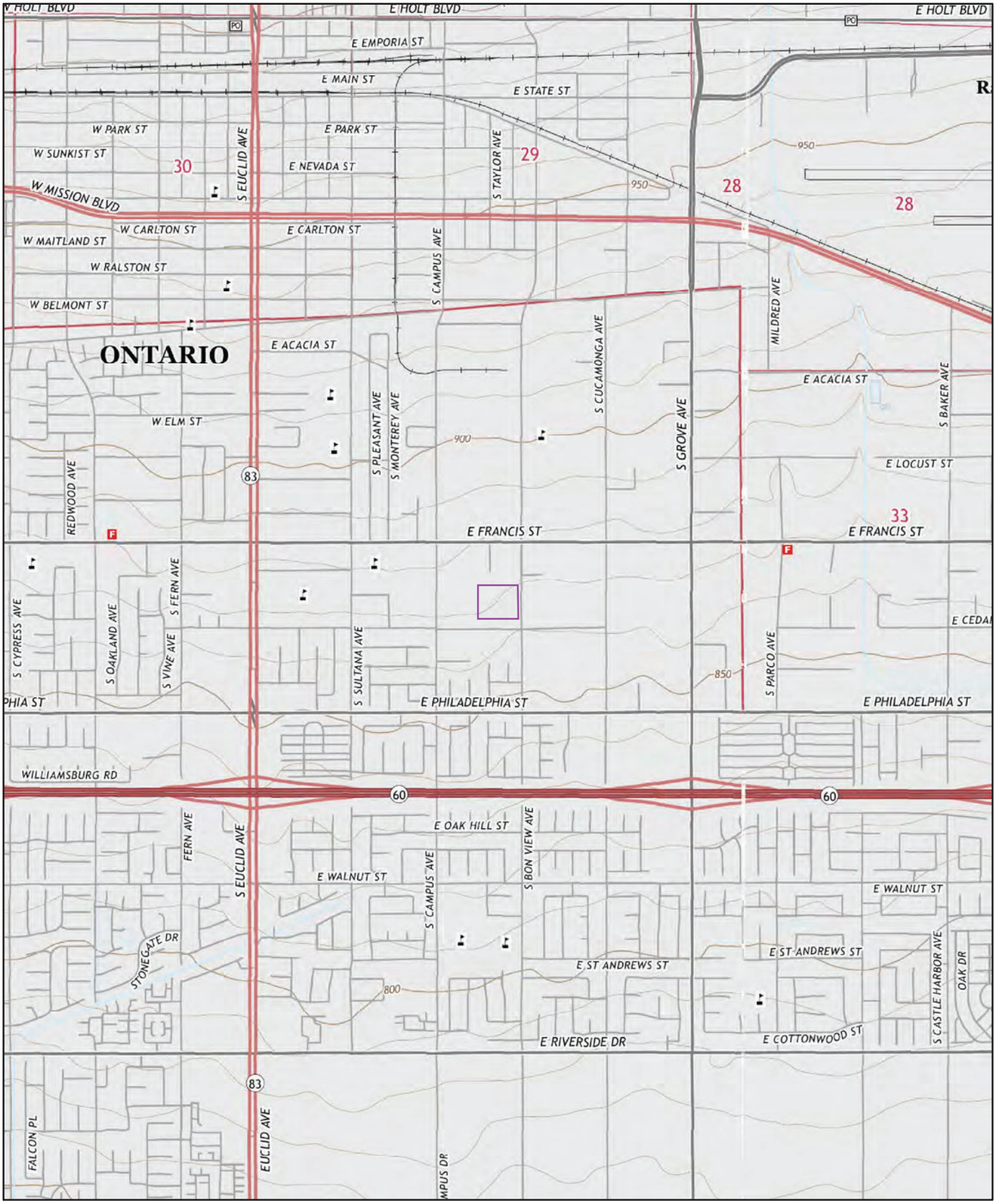
| | |
|---|---|
| **Project Property:** | S. Bon View Avenue and E. Cedar Street<br>S. Bon View Avenue and E. Cedar Street<br>Ontario CA 91761 |
| **Project No:** | 72ONT2-1-1 |
| **Requested By:** | Orion Environmental, Inc. |
| **Order No:** | 21040800524 |
| **Date Completed:** | April 09, 2021 |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

We have searched USGS collections of current topographic maps and historical topographic maps for the project property. Below is a list of maps found for the project property and adjacent area. Maps are from 7.5 and 15 minute topographic map series, if available.

| Year | Map Series |
|---|---|
| 2015 | 7.5 |
| 1981 | 7.5 |
| 1973 | 7.5 |
| 1967 | 7.5 |
| 1954 | 7.5 |
| 1942 | 7.5 |
| 1933 | 7.5 |
| 1954 | 15 |
| 1903 | 15 |
| 1900 | 15 |
| 1897 | 15 |

Topographic Maps included in this report are produced by the USGS and are to be used for research purposes including a phase I report. Maps are not to be resold as commercial property.
No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc.(in the US) and ERIS Information Limited Partnership (in Canada), both doing business as 'ERIS', using Topographic Maps produced by the USGS. This maps contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.



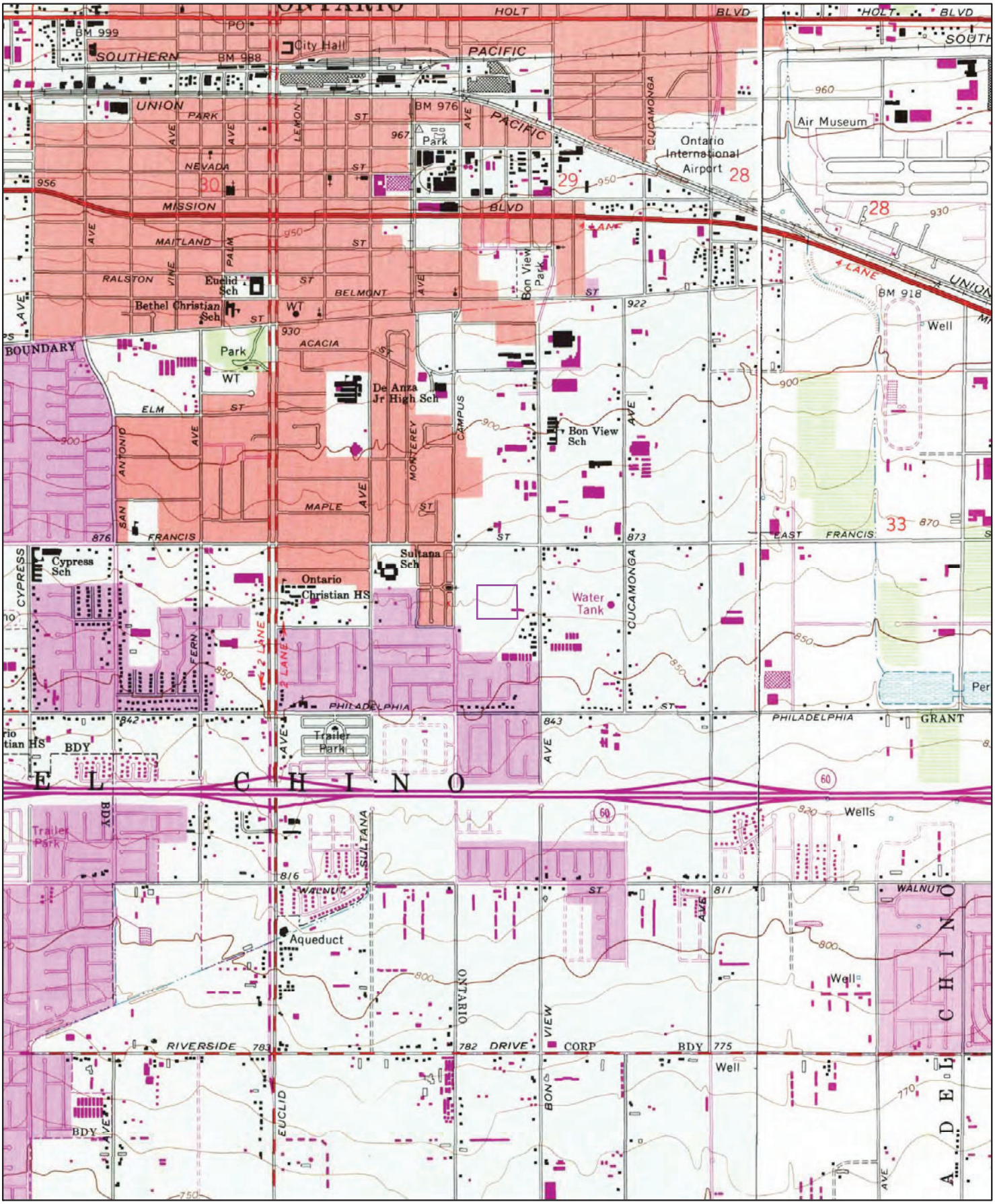

**2015**

0 0.2 0.4 0.8 Miles

Order No. 21040800524

**Quadrangle(s): Ontario,CA**

Source: USGS 7.5 Minute Topographic Map



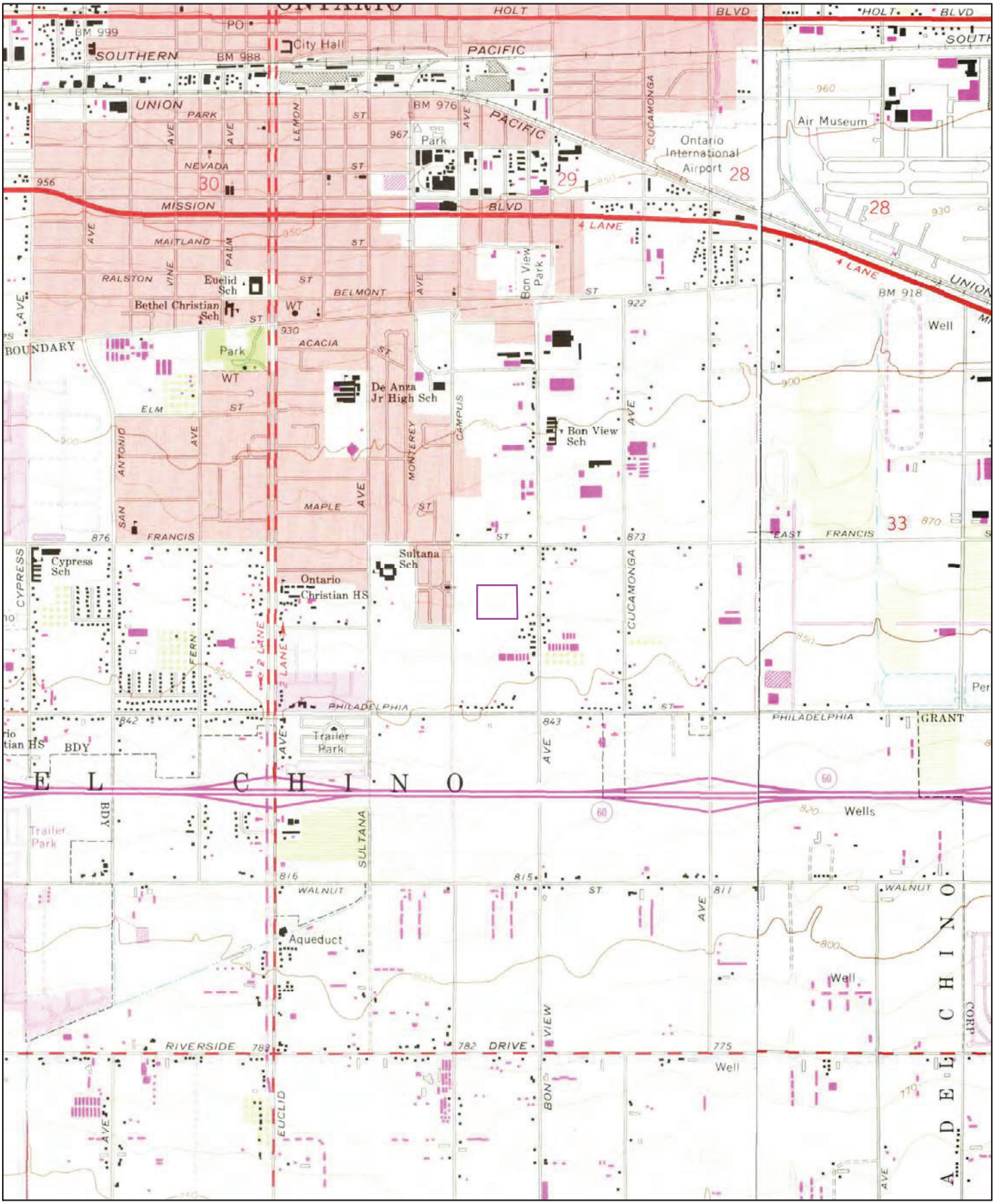

1981

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



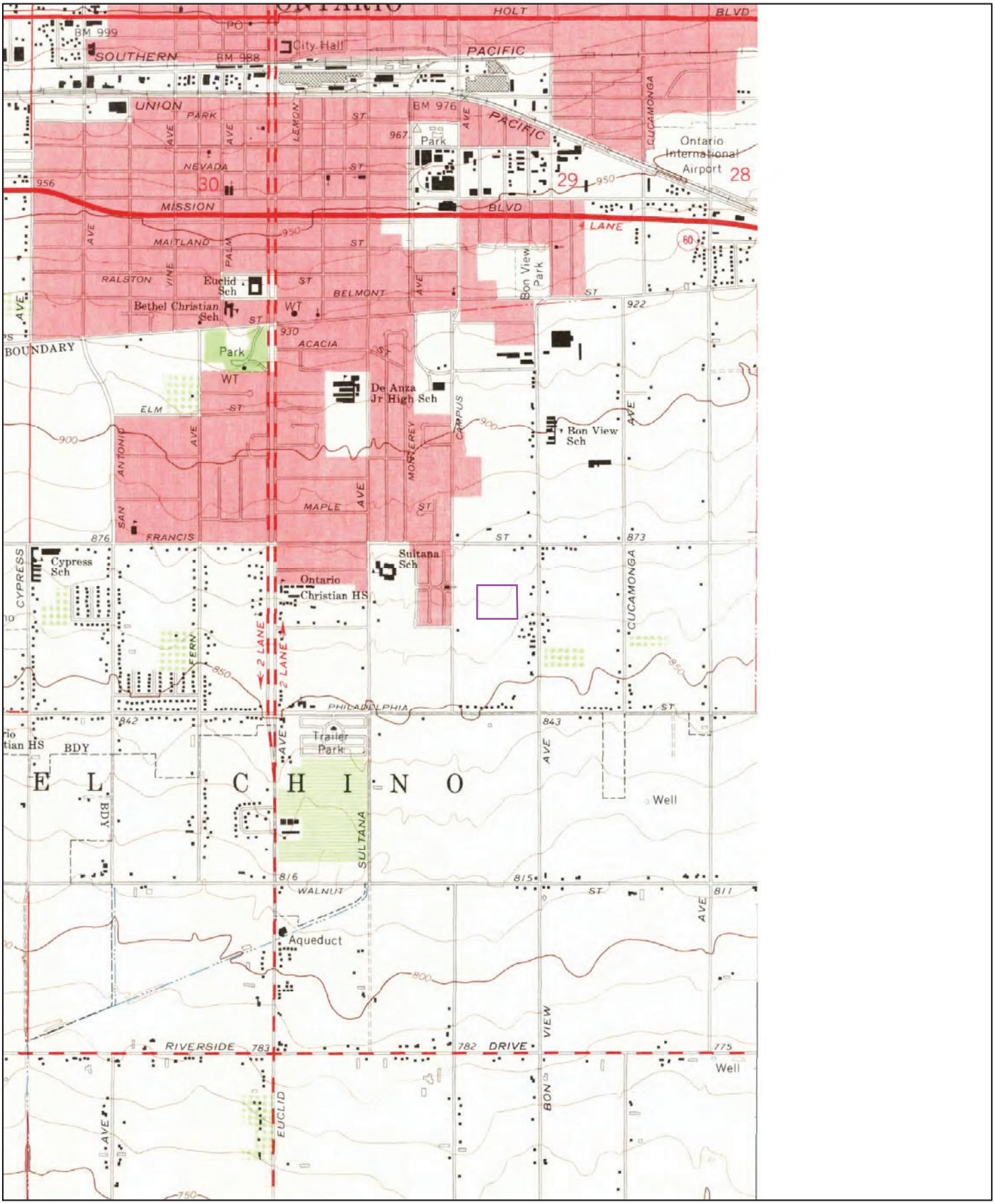

1973

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



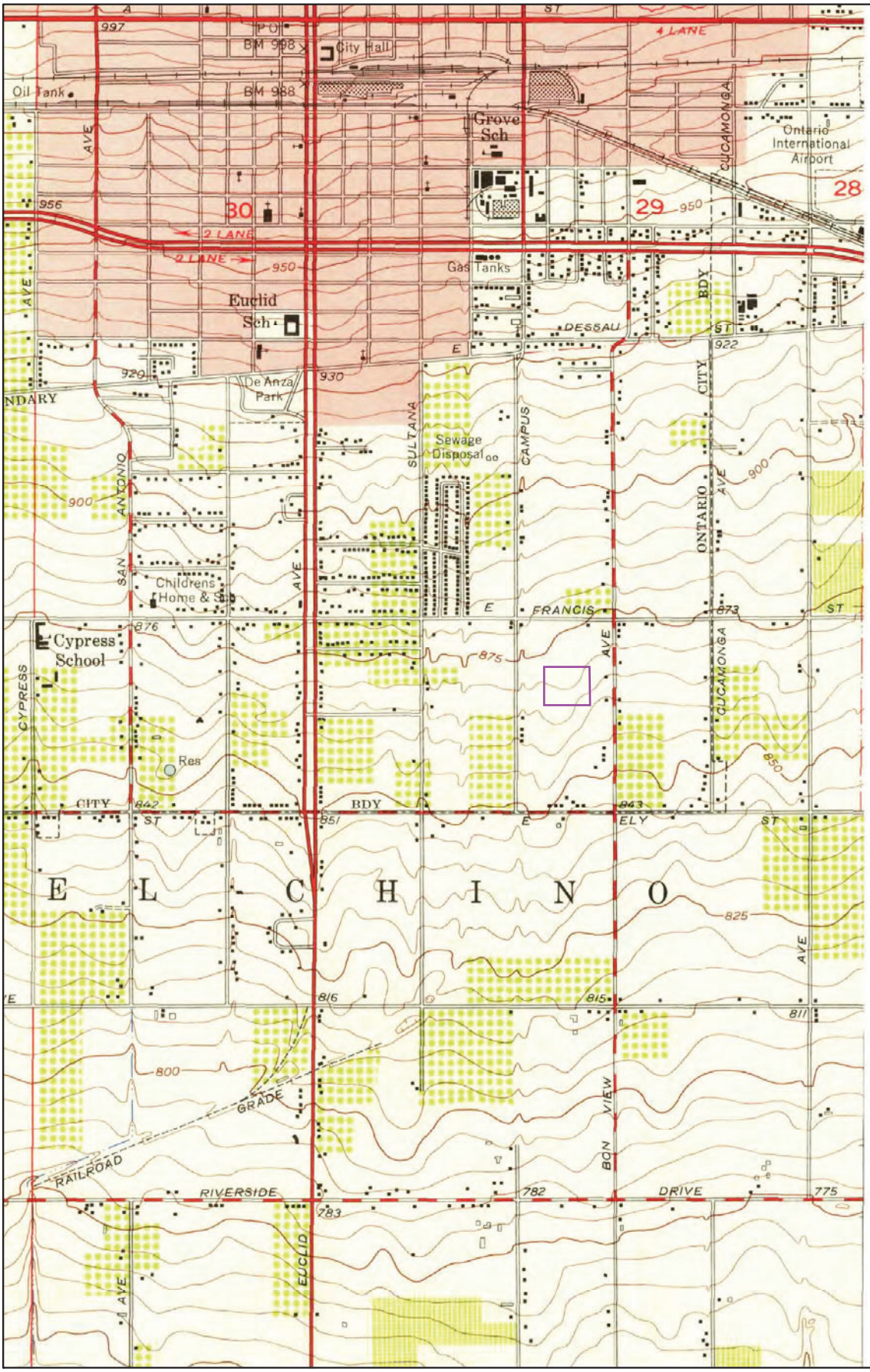

1967

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



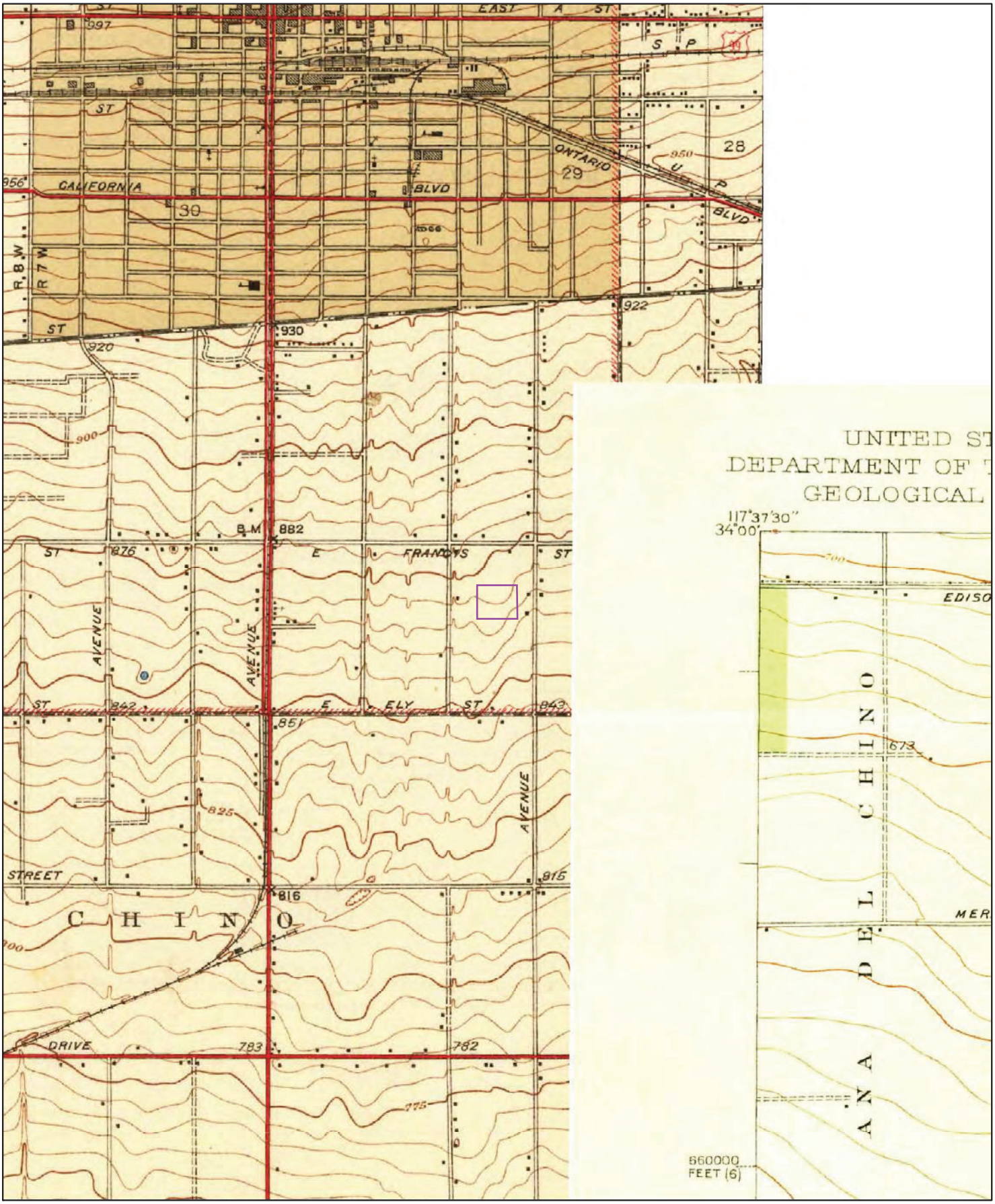

1954

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



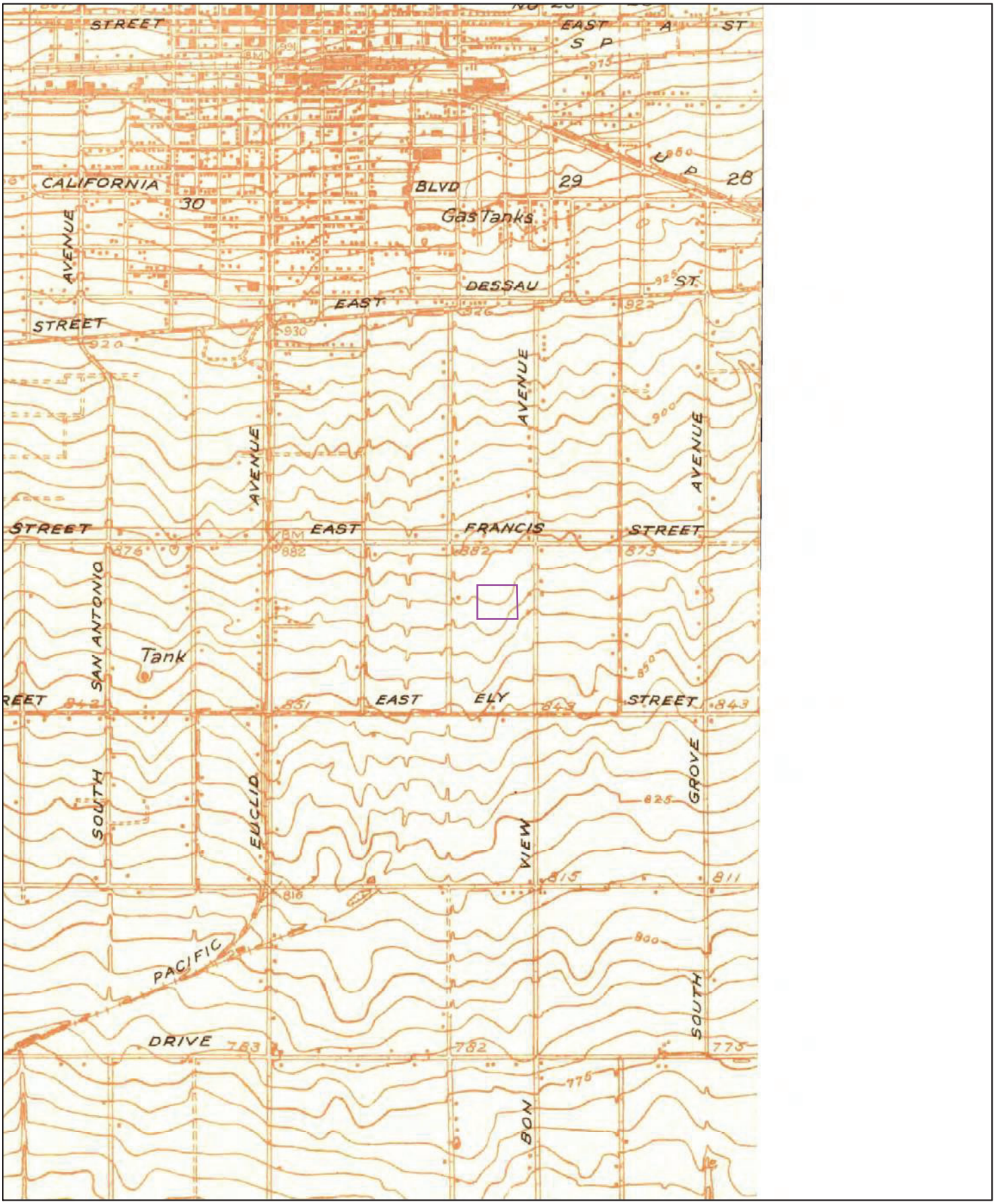

1942

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario and Vicinity,CA

Source: USGS 7.5 Minute Topographic Map



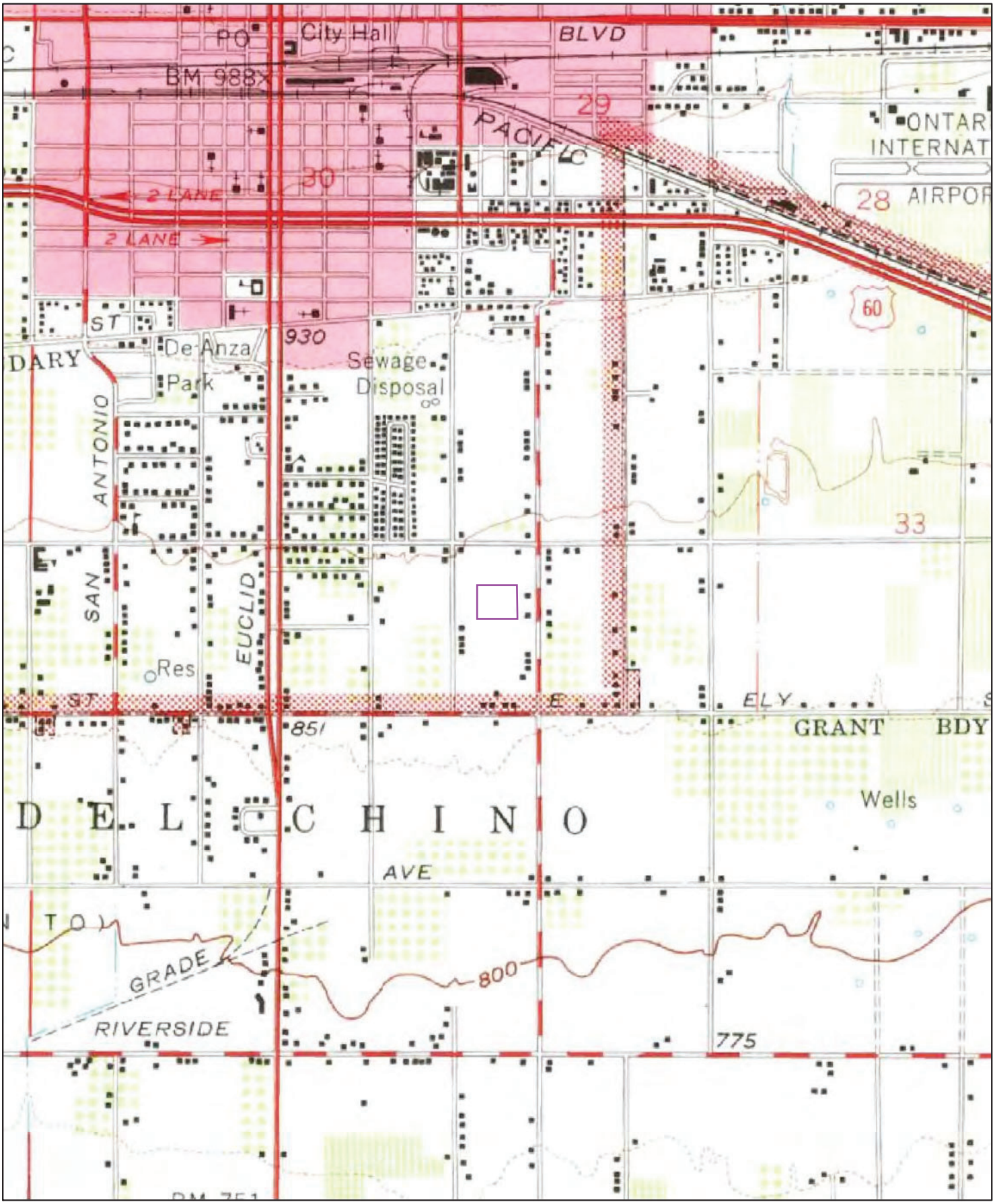

1933

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 7.5 Minute Topographic Map



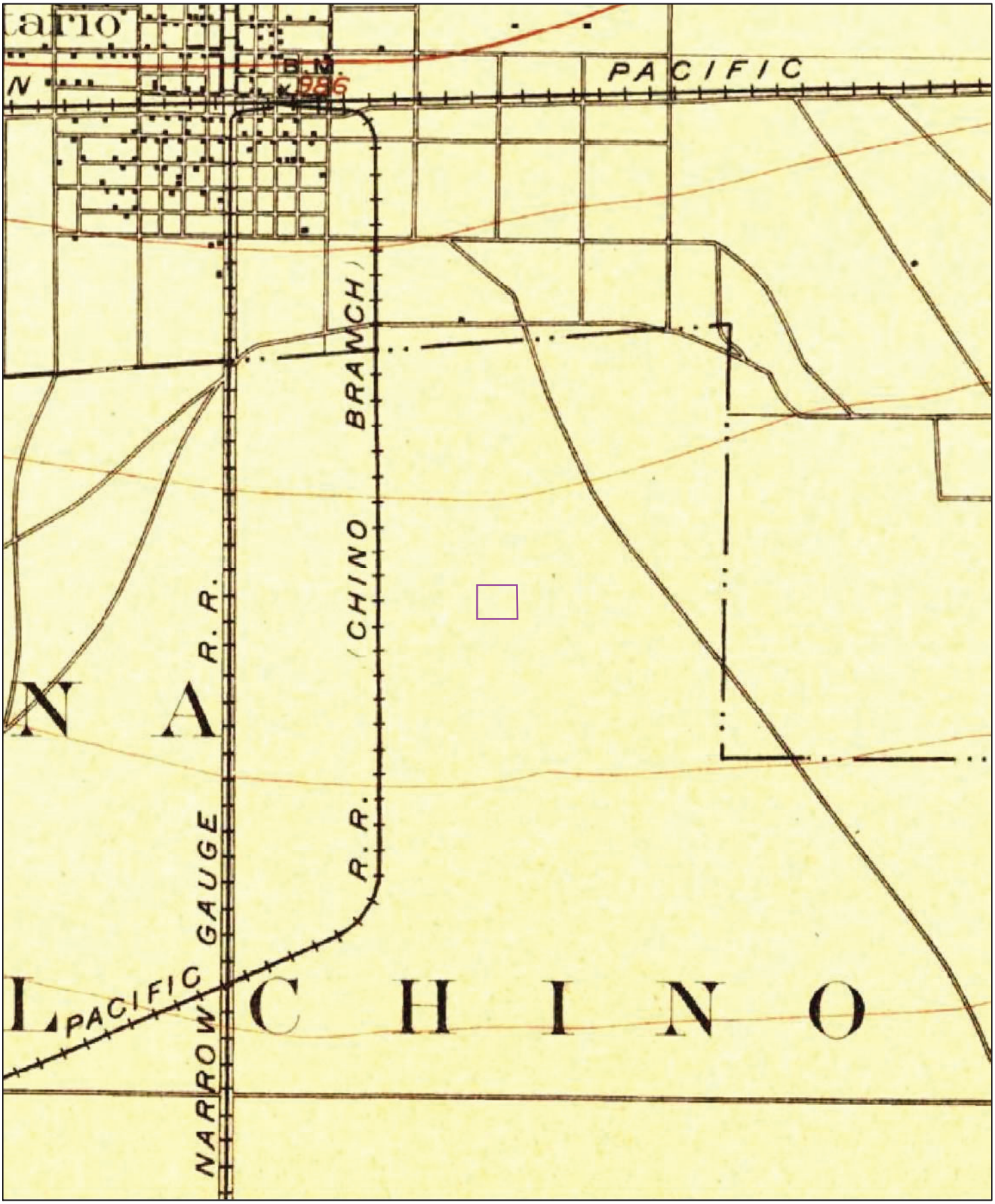

1954

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Ontario,CA

Source: USGS 15 Minute Topographic Map



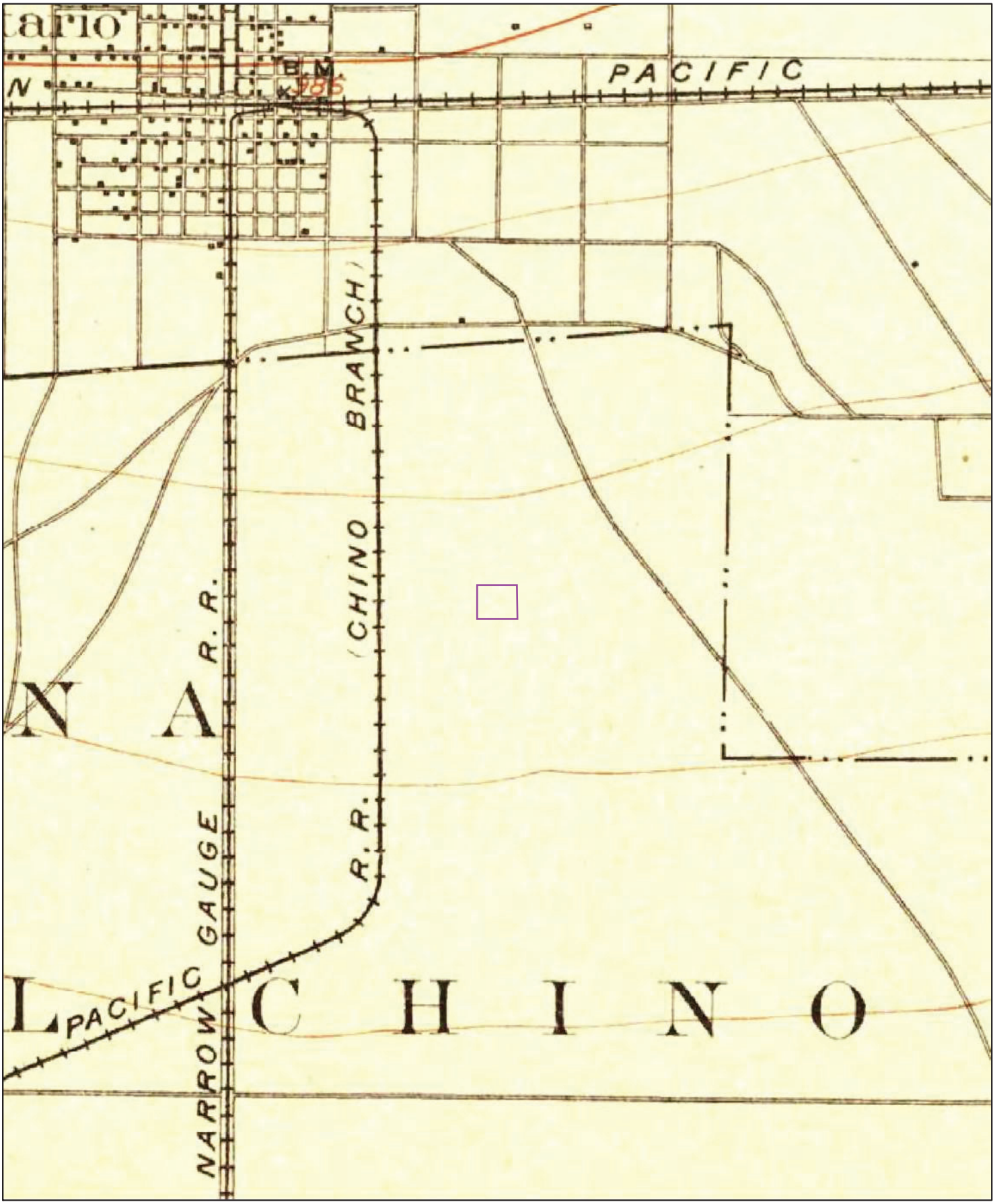

1903

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map



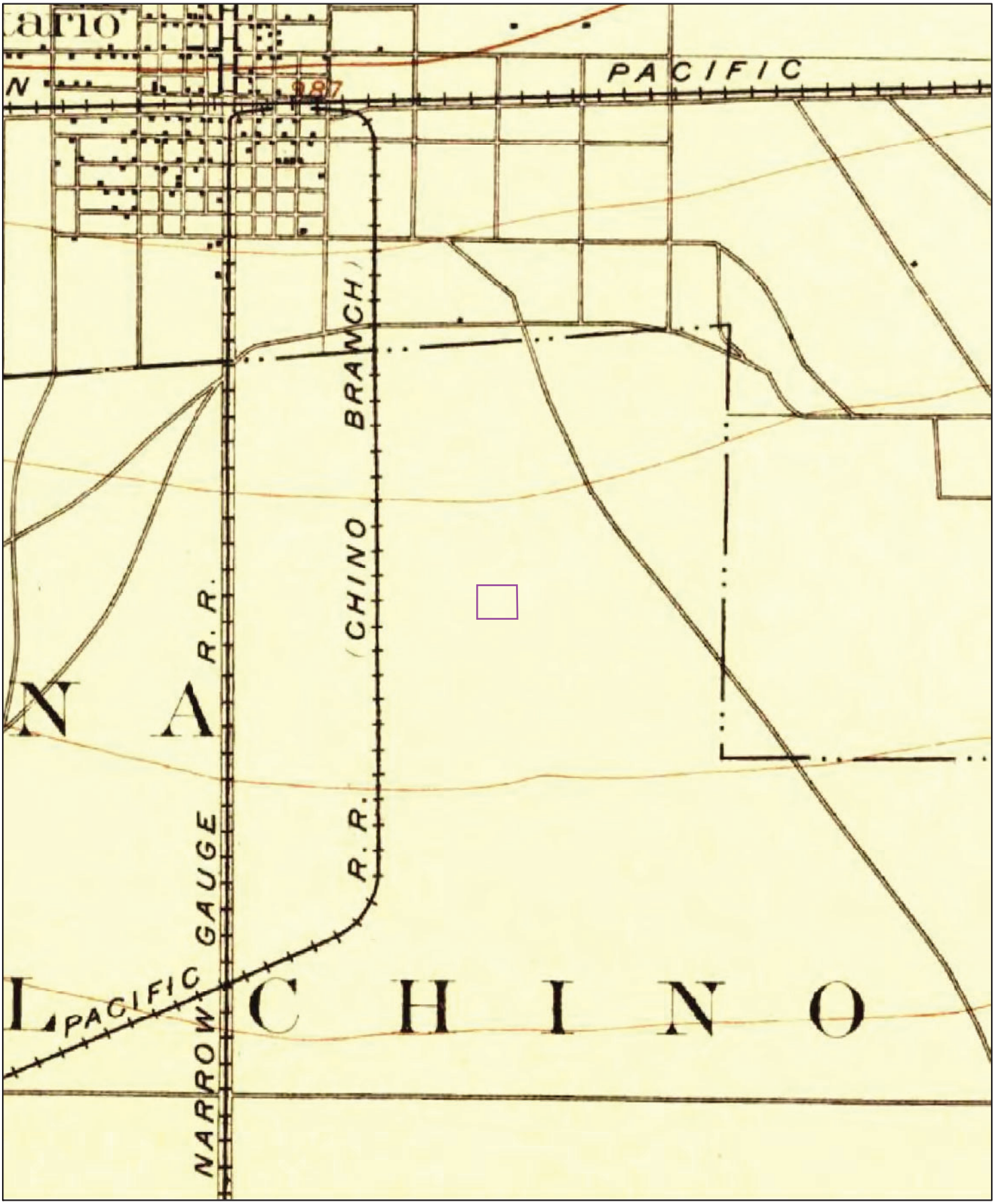

1900

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map




1897

0 0.2 0.4 0.8 Miles

Order No. 21040800524

Quadrangle(s): Cucamonga,CA

Source: USGS 15 Minute Topographic Map

ERIS

# CITY DIRECTORY

| | |
|---|---|
| **Project Property:** | *S. Bon View Avenue and E. Cedar Street*<br>*S. Bon View Avenue and E. Cedar Street*<br>*Ontario, CA 91761* |
| **Project No:** | *72ONT2-1-1* |
| **Requested By:** | *Orion Environmental, Inc.* |
| **Order No:** | *21040800524* |
| **Date Completed:** | *April 13, 2021* |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

April 13, 2021
RE: CITY DIRECTORY RESEARCH
S. Bon View Avenue and E. Cedar Street
S. Bon View Avenue and E. Cedar Street Ontario, CA

Thank you for contacng ERIS f or an City Directory Search for the site described above. Our staff has conducted a reverse lisng City Dir ectory search to determine prior occupants of the subject site and adjacent properes. W e have provided the nearest addresses(s) when adjacent addresses are not listed. If we have searched a range of addresses, all addresses in that range found in the Directory are included.

Note: Reverse Lisng Dir ectories generally are focused on more highly developed areas. Newly developed areas may be covered in the more recent years, but the older directories will tend to cover only the "central" parts of the city. To complete the search, we have either uliz ed the ACPL, Library of Congress, State Archives, and/or a regional library or history center as well as mulple digiz ed directories. These do not claim to be a complete collecon of all r everse lisng city dir ectories produced.

ERIS has made every effort to provide accurate and complete informaon but shall not be held liable f or missing, incomplete or inaccurate informaon. To complete this search we used the general range(s) below to search for relevant findings. If you believe there are addional addr esses or streets that require searching please contact us at 866-517-5204.

**Search Criteria:**
1742-2048 of S Bon View Avenue
709-995 of E Cedar Street

## Search Results Summary

| Date | Source | Comment |
|---|---|---|
| 2018 | DIGITAL BUSINESS DIRECTORY | |
| 2014 | DIGITAL BUSINESS DIRECTORY | |
| 2009 | DIGITAL BUSINESS DIRECTORY | |
| 2001 | HAINES | |
| 1988 | HAINES | |
| 1971 | HAINES | |
| 1965 | GENERAL TELEPHONE OF CALIFORNIIA | |
| 1951 | LA DIRECTORY CO | |
| 1951 | LOS ANGELES DIRECTORY CO | |
| 1945-46 | LA DIRECTORY CO | |
| 1945 | LOS ANGELES DIRECTORY CO | |
| 1940 | LOS ANGELES DIRECTORY CO | |
| 1940 | POLKS | |
| 1934 | LA DIRECTORY CO | |
| 1934 | LOS ANGELES DIRECTORY CO | |
| 1931 | LA DIRECTORY CO | |
| 1931 | LOS ANGELES DIRECTORY CO | |
| 1926 | LOS ANGELES DIRECTORY CO | |

709 **SEAVENGER**...*Women's Apparelretail*
709 **SEAVENGER**...*Clothing-retail*
709 **SEAVENGER**...*Nonclassified Establishments*
739 **CYBERESL.COM**...*Advertising-computer*
739 **PINUP GIRL CLOTHING**...*Clothing-retail*
789 **JIA-NAN ENTERPRISES USA INC**...*Restaurant Management*
799 **MAPLE INDUSTRIES INC**...*Plumbing Fixtures & Supplies-wholesale*
901 **F U H INDL INC**...*Awnings & Canopies*
901 **F U H INDL INC**...*Distribution Centers (whls)*
901 **SOLAR TECH POWER INC**...*Solar Energy Equipment-wholesale*
910 **XCEL FENCE**...*Fence Contractors*
955 **TURNDA INTERNATIONAL**...*Furniture-dealers-retail*
990 **CROWN TECHINICAL SYSTEMS**...*Controls Control Systems/regulatorsmfrs*
990 **CROWN TECHINICAL SYSTEMS**...*Engineers-electrical*
990 **MULTI DIAGNOSTIC IMAGING**...*Veterinarians Equipment & Suplsmfrs*
990 **MULTI DIAGNOSTIC IMAGING**...*Federal Government Contractors*
990 **MULTI DIAGNOSTIC IMAGING**...*Medical Imaging Equip & Systems (whls)*
990 **MULTI DIAGNOSTIC IMAGING**...*Chiropractors Equipment & Supply (whls)*
990 **MULTI DIAGNOSTIC IMAGING**...*Veterinarians Equipment & Supls (whls)*
995 **JPI DISPLAY INC**...*Display Designers & Producers*
995 **JPI DISPLAY INC**...*Christmas Lights & Decorations*



1742 **TANK PRODUCTS INC**...*Tank Measuring Devices (mfrs)*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-manufacturers*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-dlrs/repairing (whls)*
1752 **POPLA INTERNATIONAL INC**...*Food Products (whls)*
1752 **POPLA INTERNATIONAL INC**...*Health Food Productswholesale*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Contractors*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Readymixed Concretemanufacturers*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Contractors-equip/supls-dlrs/svc (whls)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Hydraulic Equipmentmanufacturers*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Prods-ex Block & Brick (mfrs)*
1856 **HUB ONTARIO**...*Building Contractors*
1901 **POUCHES INC**...*Manufacturers*
1901 **POUCHES INC**...*Photographerscommercial*
1901 **POUCHES INC**...*Manufacturers*
1914 **AEG SOLUTIONS**...*Exporters (whls)*
1914 **AEG SOLUTIONS**...*Drafting Room Equipment & Supls (whls)*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts-distr (whls)*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts (mfrs)*
1930 **J'S PIPELINE CONSTRUCTION**...*Building Construction-consultants*
1930 **J'S PIPELINE CONSTRUCTION**...*Residential Designers*
1930 **RAMCO SHEET METAL**...*Sheet Metal Work Contractors*
1930 **TRUCK PARTS & TARPS INC**...*Truck Canopies, Caps & Shells*
1944 **C C K X INC**...*Nonclassified Establishments*
1944 **JLMC**...*Metal Fabricators*
1944 **JLMC**...*Welding*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Heating Contractors*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Plumbing Drain & Sewer Cleaning*

739 **PINUP GIRL CLOTHING**...*Family Clothing Stores*
789 **JIA-NAN ENTERPRISES USA INC**...*Food Svc Contrs*
901 **F U H INDL INC**...*Nonclassified Establishments*
901 **PROVIDENCE ARROW LLC**...*Nonclassified Establishments*
901 **SOLAR TECH POWER INC**...*Plumbing Equip Merchant Whols*
910 **XCEL DISTRIBUTION INC**...*Hardware Mfg*
910 **XCEL DISTRIBUTION INC**...*Hardware-wholesale*
910 **XCEL FENCE**...*All Other Specialty Trade Contrs*
990 **MULTI IMAGER**...*Diagnostic Imaging Centers*
990 **MULTI IMAGER SVC INC**...*Medical Laboratories*
995 **JPI DISPLAY INC**...*Display Advertising*



1742 **TANK PRODUCTS INC**...*Tank Measuring Devices (manufacturers)*
1745 **WARFIELD ELECTRIC CO INC**...*Motor & Generator Mfg*
1745 **WARFIELD ELECTRIC CO INC**...*Electric Motors-dlrs/repairing (whls)*
1752 **FORGED RACING**...*Automobile Accessories*
1752 **FORGED RACING**...*Racetracks*
1752 **POPLA INTERNATIONAL INC**...*Packaged Frozen Food Merchant Whols*
1819 **CORREA CONCRETE CONSTRUCTION**...*Poured Concrete Structure Contrs*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Constr Forms & Acces (whls)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Prods-ex Block & Brick (mfrs)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Construction Equip Merchant Whols*
1856 **HUB ONTARIO**...*Commercial Building Construction*
1901 **POUCHES INC**...*All Other Misc Mfg*
1914 **AEG SOLUTIONS**...*Other Professional Equip Merchant Whols*
1914 **AEG SOLUTIONS**...*Drafting Room Equipment & Supls (whls)*
1914 **SO CAL ACCOUSTICAL WALL SYSTEM**...*Drywall & Insulation Contrs*
1914 **SO CAL ACCOUSTICAL WALL SYSTEM**...*Wallpapers & Wallcoverings-installation*
1915 **NISSIN CORP**...*Hats Caps & Millinery (mfrs)*
1915 **NISSIN CORP**...*Advertising-specialties (whls)*
1915 **NISSIN CORP**...*All Other Durable Goods Merchant Whols*
1930 **FLOR DE CALIFORNIA**...*Dairy Prod Merchant Whols*
1930 **J'S PIPELINE CONSTRUCTION**...*Architectural Svcs*
1930 **PHASE TRANSITIONS**...*Process & Logistics Consulting Svcs*
1930 **PHASE TRANSITIONS**...*Consultant Brokers*
1930 **TRUCK PARTS TARPS INC**...*Recreational Vehicle Dealers*
1944 **JLMC**...*Site Preparation Contrs*
2023 **RODRIGUEZ BROTHERS ENGINEERING**...*Septic Tank & Related Svcs*
2040 **GRENLOCH MULTIMEDIA PRODUCTION**...*Motion Picture & Video Production*

709 **AAI BUDDYCLUB USA**...*Automobile Parts & Supplies-retail-new*
709 **AAI MOTORSPORTS/BUDDYCLUB USA**...*Auto, Home Sups Str*
709 **ATOMIC STREET**...*Mail Order & Catalog Shopping*
709 **ATOMIC STREET**...*Catalog,mail-order*
789 **JZQUARE**...*Auto, Home Sups Str*
789 **JZQUARE**...*Automobile Accessories*
799 **PLATINUM PLASTICS**...*Packaging Materials-wholesale*
799 **PLATINUM PLASTICS**...*Packaging Materials*
901 **DURA MICRO INC**...*Computer Parts & Supplies*
901 **DURA MICRO INC**...*Computer,softwr Str*
910 **XCEL DISTRIBUTION INC**...*Hardware-wholesale*
910 **XCEL DISTRIBUTION INC**...*Misc Mtl Pdt & Hdwr*
990 **CROWN TECHNICAL SYSTEMS**...*Controls Control Systs/regulators (whol)*
990 **CROWN TECHNICAL SYSTEMS**...*Environmental Ctrl*



1745 **WARFIELD ELECTRIC CO**...*Electric Motors-dlrs/repairing (whol)*
1745 **WARFIELD ELECTRIC CO INC**...*Motors & Generators*
1752 **TRINIS LANDSCAPE CENTER**...*Landscape Services*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Contractors*
1819 **CORREA CONCRETE CONSTRUCTION**...*Concrete Work*
1856 **HUB CONSTRUCTION SPC CO**...*Whol Construction/mining Equipment Mfg Sheet Metalwork*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Concrete Constr Forms & Acces (whol)*
1856 **HUB CONSTRUCTION SPECIALTIES**...*Mfg Concrete Pdts*
1901 **SOAP SHOPPE**...*Mfg Soap/other Detergents Accounting/auditing/bookkeepi*
1901 **SOAP SHOPPE**...*Soap,rel Detergents*
1914 **ABS GLOBAL INC**...*Management Consulting Services*
1914 **AEG SOLUTIONS**...*Computer Graphics*
1914 **NDCBU #6109**...*General Auto Repair*
1914 **NDCBU #6109**...*Professional Eqp*
1915 **CAPLINE INTERNATIONAL**...*Spg,recreational Gd*
1915 **NISSIN CAPS**...*Whol Men's/boy's Clothing*
1915 **NISSIN CORP**...*Hats Caps & Millinery (manufacturers)*
1915 **NISSIN CORP**...*Hats,caps,millinery*
1930 **COLUMN ENGINEERING INC**...*Laboratories-analytical*
1930 **FLOR DE CALIFORNIA**...*Ice Cream & Frozen Desserts-distributors*
1930 **NDCBU #6110**...*Waste Cleaning Svcs*
1930 **NDCBU #6110**...*Ice Cream /frozen Dessrts*
1930 **RAMCO SHEET METALS**...*Roofing/siding Contractor*
1930 **TRB & SONS ELECTRICAL CONTRS**...*Electrical Contractor*
1944 **JLMC**...*Metal Stampings Nec*
1944 **R & R INDUSTRIES**...*Fabricated Strl Mtl*
1944 **R & R INDUSTRIES**...*Steel-structural (manufacturers)*
2023 **RODRIGUEZ BROTHERS CNSTRCTN**...*Plumbing Drain & Sewer Cleaning*
2023 **RODRIGUEZ BROTHERS CNSTRCTN**...*Waste Cleaning Svcs*
2040 **APTS NBU-#6135**...*Mpicture,video Prod*
2040 **APTS NBU-#6135**...*Video Production & Taping Service*

| | | | |
|---|---|---|---|
| 608 | ●ESTRADA Juan | OO | 0 |
| | ●ESTRADA Maximo | 909-984-9718 | 0 |
| 614 | ●SOSA Jose | OO | 9 |
| 622 | ●CERVANTES Armando | OO | 0 |
| 628 | ●CARNES Cheryl | OO | 9 |
| | LOPEZ A | 909-984-1509 | +1 |
| 634 | ●RODRIGUEZ Guillermo | 909-467-2613 | 5 |
| 640 | VARGAS Gildardo | 909-933-9058 | 0 |
| | ●VARGAS Jenaro | OO | |
| 644 | DELGADILLO Sylvia | 909-460-1843 | +1 |
| 648 | ●MAI Bao V | 909-391-4319 | 0 |
| 654 | ●LOPEZ Henry L | 909-986-5169 | |
| 800 | URIBE Maria | 909-930-9473 | +1 |
| 810 | ●CHEN Cheng | OO | 0 |
| 8100 | SAUCEDO Carlos | 909-923-6731 | 0 |
| 810 | SOTA Rose | 909-947-8110 | +1 |
| 820 | ●CASTELLON Mario | OO | 0 |
| 830 | ●TERRIQUEZ Samuel | OO | 0 |
| 840 | ●Yi Yong | OO | 0 |
| 850 | ●MADRIGAL Alfonso | OO | 0 |
| 850A | NAVARRO Armando | 909-930-5424 | 0 |
| 860 | XXXX | OO | |

## X PARCO AV S

| | | | |
|---|---|---|---|
| 1401 | ★CABOT INDUSTRIAL PROPERTIES LP | 909-923-2376 | +1 |
| | ★ROMA INC | 909-923-1744 | +1 |

## X LAKE PL S

| | | | |
|---|---|---|---|
| 1486 | ★WURTH WEST INC | 909-923-2442 | 7 |
| 1504 | ★CUSTOM GLASS&CERAMICS | 909-923-5026 | 0 |
| | ★RICHWOOD IMPORTS INC | 909-930-6677 | 0 |
| | ●VILLALOBOS Frank | OO | |



| | | | |
|---|---|---|---|
| | ★PICO INDUSTRIES | 909-923-7532 | 6 |
| 1664 | ★REEL-EASE CORP | 909-923-5272 | +1 |
| 1701 | XXXX | OO | |
| | ●BOSCH Dieter | OO | 0 |
| | ★NEFF K L INC | 909-947-3768 | |
| 1703 | ★ACCUBUILD | 909-923-2244 | 8 |
| | ★PATTERN EXPRESSIONS | 909-930-1494 | 4 |
| 1705 | ★ALL STAR TELECOM | 909-923-3444 | 0 |
| | ★MILLER CONST PAUL C | 909-930-2434 | 6 |
| | SHEELY Roger A | 909-947-1668 | |
| 1715 | ★B&L MASTERCARE CORP | 909-923-0061 | 7 |
| 1720 | ★ALLIED MECHANICAL PRODUCTS | 909-947-2723 | |
| 1740 | XXXX | OO | |
| 1745 | ★WARFIELD ELECTRIC CO INC | 909-947-7606 | 6 |
| 1752 | ●CASTRO Sonia | OO | 0 |
| | ★POPLA INTERNATL INC | 909-923-6899 | 8 |

## X FRANCIS E

| | | | |
|---|---|---|---|
| 1813 | ●HARTNETT Josephine | OO | 0 |
| 1819 | ★CORREA CONCRETE CONSTR INC | 909-923-5844 | 0 |
| | ●CORREA Ruben | OO | 0 |

## X GREVILLEA CT E

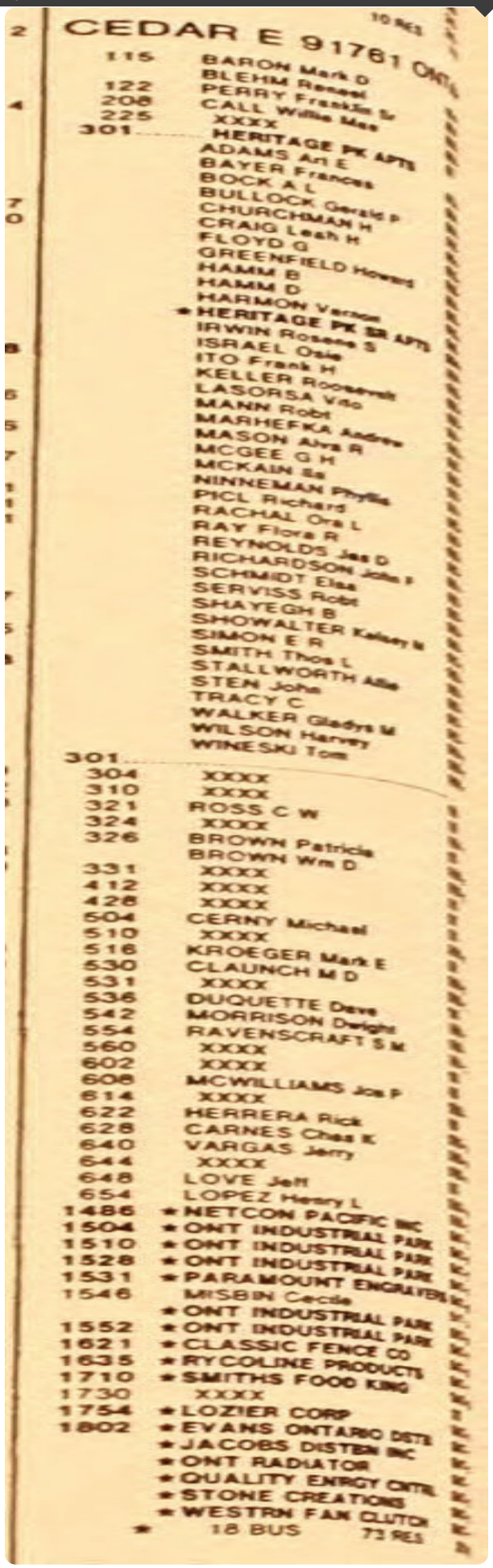
| | | | |
|---|---|---|---|
| 1856 | ●GOGO Ruben | OO | 0 |
| | ★HUB CONSTRUCTION SPECIALTY INC | 909-947-4669 | |
| 1859 | XXXX | OO | |
| 1901 | ●NAGY David | OO | |
| | ★NAGY VIRGINIA S | 909-923-1135 | 0 |
| | ★POUCHES INC | 909-923-1135 | 3 |
| | ★SOAP SHOPPE THE | 909-923-1135 | 2 |
| 1906 | WOODWARD Sam | 909-947-9382 | 3 |
| 1914 | ★ABS GLOBAL INC | 909-673-0797 | |
| | ★LIBERTY INTERNATL MINISTRIES | 909-923-0350 | 9 |
| | ★POPLA INTERNATI INC | 909-930-9855 | 8 |
| 1915 | XXXX | OO | +1 |
| 1930 | ★COLUMN ENGR INC | 909-947-3000 | |
| | ★DADDATO INDUSTRIES | 909-947-3301 | |
| | ★FLOR DE CALIFORNIA | 909-673-1968 | 9 |
| | ★MULTI TECH PRODUCTS INC | 909-673-0883 | 9 |
| | ★QUALITY OFFST PRNTR | 909-947-1433 | 2 |
| 1941 | XXXX | OO | |
| 1944 | ★FABRICATED MTLS INC | 909-947-0689 | 6 |
| | ★J L M C | 909-947-2980 | |
| | ★R&R INDUSTRIES | 909-923-3048 | 0 |
| 1945 | FERREE A | 909-673-9444 | +1 |
| | ●PETERSON Gregory | OO | 2 |
| | WILSON S | 909-673-9684 | +1 |
| 1949 | ●DEARY Richard | OO | 0 |
| 1954 | XXXX | OO | |
| 1958 | XXXX | OO | |
| 1961 | ●COMSTOCK Sam | OO | |
| 1963 | COMSTOCK Sam | 909-947-6389 | 0 |

## X CEDAR E

| | | | |
|---|---|---|---|
| 2003 | ZARATE Francisco | 909-947-2796 | 6 |
| 2006 | XXXX | OO | |
| 2012 | XXXX | OO | |
| 2015 | RODRIGUEZ Carlos | 909-947-5727 | 7 |
| | ●RODRIGUEZ Joe | 909-947-5727 | 7 |
| 2020A | DALEY Larry R | 909-947-8307 | |
| 2020 | GALDAMAZ Liliana | 909-923-9663 | +1 |
| 2020C | MECHOWICZ Robert | 909-947-7282 | 7 |
| 2020D | HERNANDEZ Rogelio | 909-947-8319 | 9 |
| 2023 | ●HOU Esther | OO | 0 |
| | QUESADA Esther | 909-947-2910 | 0 |
| 2024 | XXXX | OO | |
| 2025 | XXXX | OO | |
| 2026F | BISARES David | 909-947-9455 | 3 |
| 2026 | JUDY Nathan W | 909-930-2111 | +1 |
| | MARENCO Alicia | 909-930-2224 | 0 |
| 2026B | STOLAR S | 909-947-1862 | |
| 2030 | XXXX | OO | |
| 2032 | XXXX | OO | |
| 2034E | DOI Joe | 909-923-4043 | |
| 2034 | VASQUEZ Janet | 909-923-6014 | +1 |
| 2036F | DEVERA Ramon | 909-673-0134 | 9 |
| 2038 | BRADLEY Cheana | 909-930-9432 | 0 |
| 2040B | DUNN Joseph | 909-923-3113 | 2 |
| 2042 | SABET Soroush | 909-947-6001 | 2 |
| 2044 | XXXX | OO | |
| 2045B | LAWRENCE Wm F | 909-947-2538 | 7 |
| 2048 | BARNES Kisha | 909-923-3086 | +1 |
| 2048A | NASH Weber John | 909-947-5689 | |

**1988**
*SOURCE: HAINES*

**E CEDAR STREET**



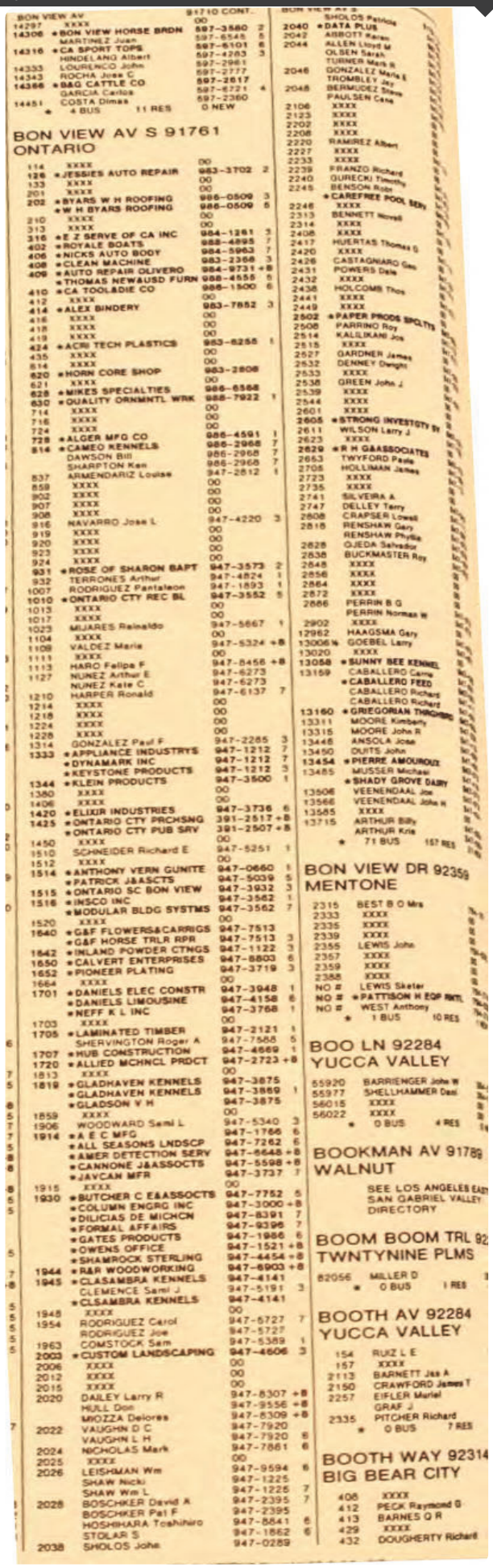
CEDAR E 91761 ONT

115 BARON Mark D
BLEHM Ronald
122 PERRY Franklin Sr
208 CALL Willie Mae
225 XXXX
301 HERITAGE PK APTS
ADAMS Art E
BAYER Frances
BOCK A L
BULLOCK Gerald P
CHURCHMAN H
CRAIG Leah H
FLOYD G
GREENFIELD Howard
HAMM B
HAMM D
HARMON Vernon
★ HERITAGE PK SR APTS
IRWIN Roseann S
ISRAEL Ossie
ITO Frank H
KELLER Roosevelt
LASORSA Vito
MANN Robt
MARHEFKA Andrew
MASON Alva R
MCGEE G H
MCKAIN Ila
NINNEMAN Phyllis
PICL Richard
RACHAL Ora L
RAY Flora R
REYNOLDS Jas D
RICHARDSON John P
SCHMIDT Elsa
SERVISS Robt
SHAYEGH B
SHOWALTER Kelsey N
SIMON E R
SMITH Thos L
STALLWORTH Allie
STEN John
TRACY C
WALKER Gladys M
WILSON Harvey
WINESKI Tom

301
304 XXXX
310 XXXX
321 ROSS C W
324 XXXX
326 BROWN Patricia
BROWN Wm D
331 XXXX
412 XXXX
426 XXXX
504 CERNY Michael
510 XXXX
516 KROEGER Mark E
530 CLAUNCH M D
531 XXXX
536 DUQUETTE Dave
542 MORRISON Dwight
554 RAVENSCRAFT S M
560 XXXX
602 XXXX
608 MCWILLIAMS Jos P
614 XXXX
622 HERRERA Rick
628 CARNES Chas K
640 VARGAS Jerry
644 XXXX
648 LOVE Jeff
654 LOPEZ Henry L
1486 ★ NETCON PACIFIC INC
1504 ★ ONT INDUSTRIAL PARK
1510 ★ ONT INDUSTRIAL PARK
1528 ★ ONT INDUSTRIAL PARK
1531 ★ PARAMOUNT ENGRAVERS
1546 MISBIN Cecile
★ ONT INDUSTRIAL PARK
1552 ★ ONT INDUSTRIAL PARK
1621 ★ CLASSIC FENCE CO
1635 ★ RYCOLINE PRODUCTS
1710 ★ SMITHS FOOD KING
1730 XXXX
1754 ★ LOZIER CORP
1802 ★ EVANS ONTARIO DIST
★ JACOBS DISTEN INC
★ ONT RADIATOR
★ QUALITY ENRGY CNTRL
★ STONE CREATIONS
★ WESTRN FAN CLUTCH
★ 18 BUS 73 RES

**1988**
*SOURCE: HAINES*

**S BON VIEW AVENUE**



BON VIEW AV 91710 CONT.
14297 XXXX 00
14306 ★ BON VIEW HORSE BRDN 597-3580 2
MARTINEZ Juan 597-6545 5
14316 ★ CA SPORT TOPS 597-6101 6
HINDELANG Albert 597-4263 3
14333 LOURENCO John 597-2961
14343 ROCHA Jose C 597-2777
14366 ★ B&G CATTLE CO 597-2617
GARCIA Carlos 597-6721 4
14451 COSTA Dimas 597-2360
★ 4 BUS 11 RES 0 NEW

BON VIEW AV S 91761
ONTARIO

114 XXXX 00
126 ★ JESSIES AUTO REPAIR 983-3702 2
133 XXXX 00
201 XXXX 00
202 ★ BYARS W H ROOFING 986-0509 3
★ W H BYARS ROOFING 986-0509 5
210 XXXX 00
313 XXXX 00
316 ★ E Z SERVE OF CA INC 984-1261 3
402 ★ ROYALE BOATS 988-4895 7
406 ★ NICKS AUTO BODY 984-5963 7
408 ★ CLEAN MACHINE 983-2368 3
409 ★ AUTO REPAIR OLIVERO 984-9731 +8
★ THOMAS NEW&USD FURN 988-4555 6
410 ★ CA TOOLADIE CO 986-1500 6
412 XXXX 00
414 ★ ALEX BINDERY 983-7852 3
416 XXXX 00
418 XXXX 00
419 XXXX 00
424 ★ ACRI TECH PLASTICS 983-6255 1
435 XXXX 00
614 XXXX 00
620 ★ HORN CORE SHOP 983-2808
621 XXXX 00
628 ★ MIKES SPECIALTIES 986-6568
630 ★ QUALITY ORNMNTL WRK 988-7922 1
714 XXXX 00
716 XXXX 00
724 XXXX 00
728 ★ ALGER MFG CO 986-4591 1
814 ★ CAMEO KENNELS 986-2968 7
DAWSON Bill 986-2968 7
SHARPTON Ken 986-2968 7
ARMENDARIZ Louise 947-2812 1
837 XXXX 00
859 XXXX 00
902 XXXX 00
907 XXXX 00
908 XXXX 00
916 NAVARRO Jose L 947-4220 3
919 XXXX 00
920 XXXX 00
923 XXXX 00
924 XXXX 00
931 ★ ROSE OF SHARON BAPT 947-3573 2
932 TERRONES Arthur 947-4824 1
1007 RODRIGUEZ Pantaleon 947-1893 1
1010 ★ ONTARIO CTY REC BL 947-3552 5
1013 XXXX 00
1017 XXXX 00
1023 MIJARES Reinaldo 947-5667 1
1104 XXXX 00
1109 VALDEZ Maria 947-5324 +8
1111 XXXX 00
1113 HARO Felipa F 947-8456 +8
1127 NUNEZ Arthur E 947-6273
NUNEZ Kate C 947-6273
HARPER Ronald 947-6137 7
1210 XXXX 00
1214 XXXX 00
1218 XXXX 00
1224 XXXX 00
1226 XXXX 00
1314 GONZALEZ Paul F 947-2285 3
1333 ★ APPLIANCE INDUSTRYS 947-1212 7
★ DYNAMARK INC 947-1212 7
★ KEYSTONE PRODUCTS 947-1212 3
1344 ★ KLEIN PRODUCTS 947-3500 1
1360 XXXX 00
1406 XXXX 00
1420 ★ ELIXIR INDUSTRIES 947-3736 6
1425 ★ ONTARIO CTY PRCHSNG 391-2517 +8
★ ONTARIO CTY PUB SRV 391-2507 +8
1450 XXXX 00
1510 SCHNEIDER Richard E 947-5251 1
1512 XXXX 00
1514 ★ ANTHONY VERN GUNITE 947-0660 1
★ PATRICK J&ASCTS 947-5039 5
1515 ★ ONTARIO SC BON VIEW 947-3932 3
1516 ★ INSCO INC 947-3562 1
★ MODULAR BLDG SYSTMS 947-3562 7
1520 XXXX 00
1640 ★ G&F FLOWERS&CARRIGS 947-7513
★ G&F HORSE TRLR RPR 947-7513 3
1642 ★ INLAND POWDER CTNGS 947-1122 3
1650 ★ CALVERT ENTERPRISES 947-8803 6
1652 ★ PIONEER PLATING 947-3719 3
1664 XXXX 00
1701 ★ DANIELS ELEC CONSTR 947-3948 1
★ DANIELS LIMOUSINE 947-4158 6
★ NEFF K L INC 947-3768 1
1703 XXXX 00
1705 ★ LAMINATED TIMBER 947-2121 1
SHERVINGTON Roger A 947-7588 5
1707 ★ HUB CONSTRUCTION 947-4669 1
1720 ★ ALLIED MCHNCL PRDCT 947-2723 +8
1813 XXXX 00
1819 ★ GLADHAVEN KENNELS 947-3875
★ GLADHAVEN KENNELS 947-3869 1
★ GLADSON V H 947-3875
1859 XXXX 00
1906 WOODWARD Saml L 947-5340 3
1914 ★ A E C MFG 947-1766 6
★ ALL SEASONS LNDSCP 947-7262 6
★ AMER DETECTION SERV 947-6648 +8
★ CANNONE J&ASSOCTS 947-5598 +8
★ JAVCAN MFR 947-3737 7
1915 XXXX 00
1930 ★ BUTCHER C E&ASSOCTS 947-7752 5
★ COLUMN ENGRG INC 947-3000 +8
★ DILICIAS DE MICHCN 947-8391 7
★ FORMAL AFFAIRS 947-9396 7
★ GATES PRODUCTS 947-1986 6
★ OWENS OFFICE 947-1521 +8
★ SHAMROCK STERLING 947-4454 +8
1944 ★ R&R WOODWORKING 947-8903 +8
1945 ★ CLASAMBRA KENNELS 947-4141
CLEMENCE Saml J 947-5191 3
★ CLSAMBRA KENNELS 947-4141
1948 XXXX 00
1954 RODRIGUEZ Carol 947-5727 7
RODRIGUEZ Joe 947-5727
1963 COMSTOCK Sam 947-5389 1
2003 ★ CUSTOM LANDSCAPING 947-4606 3
2006 XXXX 00
2012 XXXX 00
2015 XXXX 00
2020 DAILEY Larry R 947-8307 +8
HULL Don 947-9556 +8
MIOZZA Delores 947-8309 +8
2022 VAUGHN D C 947-7920 5
VAUGHN L H 947-7920
2024 NICHOLAS Mark 947-7861 6
2025 XXXX 00
2026 LEISHMAN Wm 947-9594 6
SHAW Nicki 947-1225
SHAW Wm L 947-1225 7
2028 BOSCHKER David A 947-2395 7
BOSCHKER Pat F 947-2395
HOSHIHARA Toshihiro 947-8841 6
STOLAR S 947-1862 6
2038 SHOLOS John 947-0289

BON VIEW AV S
SHOLOS Patricia
2040 ★ DATA PLUS
2042 ABBOTT Karen
2044 ALLEN Lloyd M
OLSEN Sarah
TURNER Mark R
2048 GONZALEZ Maria E
TROMBLEY Jay
2048 BERMUDEZ Steve
PAULSEN Cara
2106 XXXX
2123 XXXX
2202 XXXX
2208 XXXX
2220 RAMIREZ Albert
2227 XXXX
2233 XXXX
2239 FRANZO Richard
2240 GURECKI Timothy
2245 BENSON Robt
★ CAREFREE POOL SERV
2246 XXXX
2313 BENNETT Norvell
2314 XXXX
2408 XXXX
2417 HUERTAS Thomas G
2420 XXXX
2426 CASTAGNARO Geo
2431 POWERS Dale
2432 XXXX
2438 HOLCOMB Thos
2441 XXXX
2449 XXXX
2502 ★ PAPER PRODS SPCLTS
2508 PARRINO Roy
2514 KALILIKANI Jos
2515 XXXX
2527 GARDNER James
2532 DENNEY Dwight
2533 XXXX
2538 GREEN John J
2539 XXXX
2544 XXXX
2601 XXXX
2605 ★ STRONG INVESTGTV SV
2611 WILSON Larry J
2623 XXXX
2629 ★ R H G&ASSOCIATES
2663 TWYFORD Paula
2705 HOLLIMAN James
2723 XXXX
2735 XXXX
2741 SILVEIRA A
2747 DELLEY Terry
2808 CRAPSER Lowell
2818 RENSHAW Gary
RENSHAW Phyllis
2828 OJEDA Salvador
2838 BUCKMASTER Roy
2848 XXXX
2856 XXXX
2864 XXXX
2872 XXXX
2886 PERRIN B G
PERRIN Norman W
2902 XXXX
12962 HAAGSMA Gary
13006½ GOEBEL Larry
13020 XXXX
13058 ★ SUNNY BEE KENNEL
13159 CABALLERO Carne
★ CABALLERO FEED
CABALLERO Richard
CABALLERO Richard
13160 ★ GRIEGORIAN THRGRPHS
13311 MOORE Kimberly
13315 MOORE John R
13448 ANSOLA Jose
13450 DUITS John
13454 ★ PIERRE AMOUROUX
13485 MUSSER Michael
★ SHADY GROVE DAIRY
13506 VEENENDAAL Joe
13566 VEENENDAAL John H
13585 XXXX
13715 ARTHUR Billy
ARTHUR Kris
★ 71 BUS 157 RES

BON VIEW DR 92359
MENTONE

2315 BEST B O Mrs
2333 XXXX
2335 XXXX
2339 XXXX
2355 LEWIS John
2357 XXXX
2359 XXXX
2388 XXXX
NO # LEWIS Sketer
NO # ★ PATTISON H EQP RNTL
NO # WEST Anthony
★ 1 BUS 10 RES

BOO LN 92284
YUCCA VALLEY

55920 BARRIENGER John W
55977 SHELLHAMMER Dani
56015 XXXX
56022 XXXX
★ 0 BUS 4 RES

BOOKMAN AV 91789
WALNUT

SEE LOS ANGELES EAST
SAN GABRIEL VALLEY
DIRECTORY

BOOM BOOM TRL 92
TWNTYNINE PLMS

82056 MILLER D
★ 0 BUS 1 RES

BOOTH AV 92284
YUCCA VALLEY

154 RUIZ L E
157 XXXX
2113 BARNETT Jas A
2150 CRAWFORD James T
2257 EIFLER Muriel
GRAF J
2335 PITCHER Richard
★ 0 BUS 7 RES

BOOTH WAY 92314
BIG BEAR CITY

406 XXXX
412 PECK Raymond G
413 BARNES Q R
429 XXXX
432 DOUGHERTY Richard

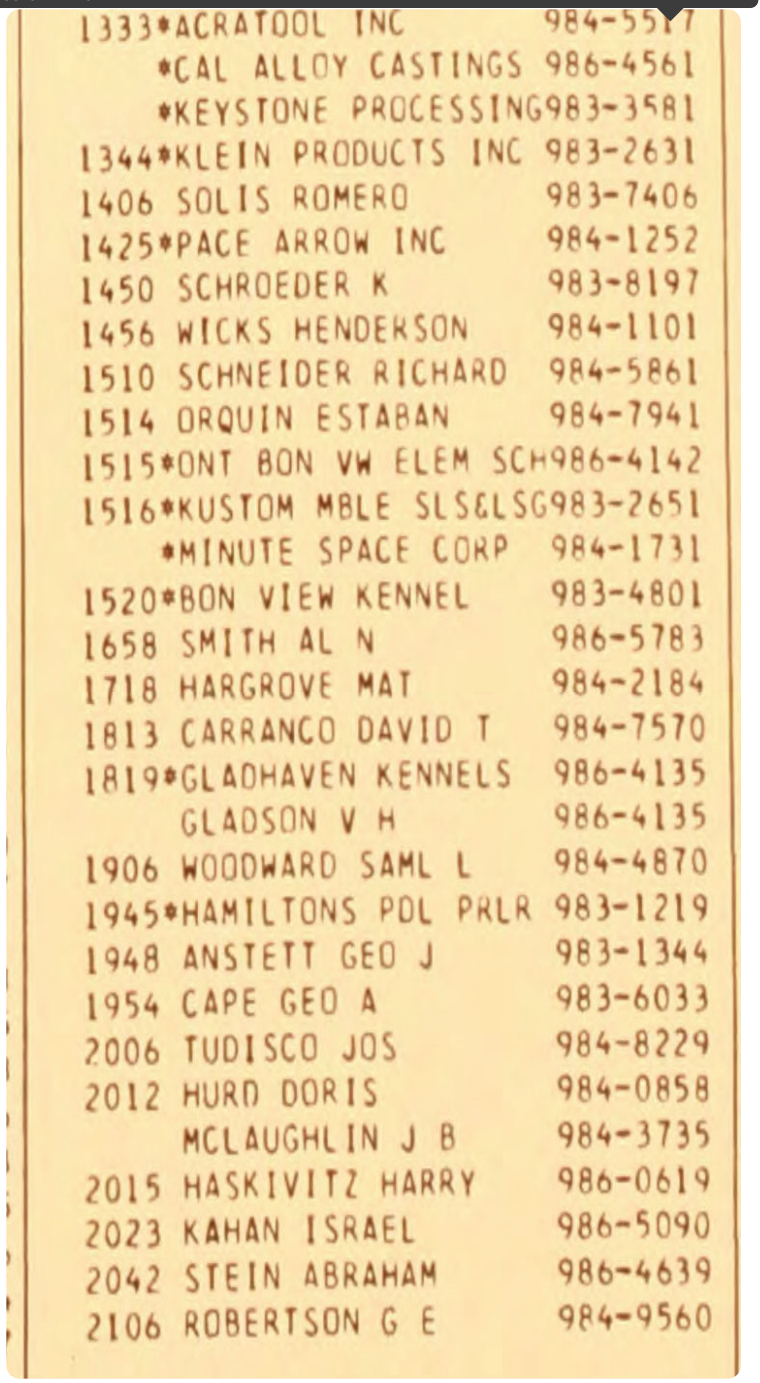
## 1971
*SOURCE: HAINES*

## E CEDAR STREET

**NO LISTINGS IN RANGE**

## 1971
*SOURCE: HAINES*

## S BON VIEW AVENUE



1333 *ACRATOOL INC 984-5517
*CAL ALLOY CASTINGS 986-4561
*KEYSTONE PROCESSING 983-3581
1344 *KLEIN PRODUCTS INC 983-2631
1406 SOLIS ROMERO 983-7406
1425 *PACE ARROW INC 984-1252
1450 SCHROEDER K 983-8197
1456 WICKS HENDERSON 984-1101
1510 SCHNEIDER RICHARD 984-5861
1514 ORQUIN ESTABAN 984-7941
1515 *ONT BON VW ELEM SCH 986-4142
1516 *KUSTOM MBLE SLS&LSG 983-2651
*MINUTE SPACE CORP 984-1731
1520 *BON VIEW KENNEL 983-4801
1658 SMITH AL N 986-5783
1718 HARGROVE MAT 984-2184
1813 CARRANCO DAVID T 984-7570
1819 *GLADHAVEN KENNELS 986-4135
GLADSON V H 986-4135
1906 WOODWARD SAML L 984-4870
1945 *HAMILTONS PDL PRLR 983-1219
1948 ANSTETT GEO J 983-1344
1954 CAPE GEO A 983-6033
2006 TUDISCO JOS 984-8229
2012 HURD DORIS 984-0858
MCLAUGHLIN J B 984-3735
2015 HASKIVITZ HARRY 986-0619
2023 KAHAN ISRAEL 986-5090
2042 STEIN ABRAHAM 986-4639
2106 ROBERTSON G E 984-9560

NO LISTINGS IN RANGE



| BON VIEW AV | | CONT. |
|---|---|---|
| 1027 | PARRA, C | 984-3986 |
| 1111 | DELONEY, I | 984-0089 |
| 1123 | ELIAS, A | 986-9717 |
| 1127 | NUNEZ, A E | 984-0683 |
| 1203 | HEMPSTEAD, E | 983-1220 |
| 1210 | REYES, MRS F | 984-1840 |
| 1314 | PAYNE, R E | 986-6448 |
| 1333 | ▫GALACTIC CORPORATION | 983-2601 |
| 1344 | ▫KLEIN PRODUCTS INC | 983-2631 |
| 1456 | WICKS, H | 984-1101 |
| 1510 | SCHNEIDER, RICHARD E | 984-5861 |
| 1514 | ORQUIN, E | 984-7941 |
| 1515 | ▫ONTARIO SCH DISTRICT | 986-4142 |
| 1516 | COX, R | 984-9037 |
| 1520 | ▫BON VIEW KENNEL | 984-9842 |
| 1658 | SMITH, A N | 986-5783 |
| 1718 | HARGROVE, M | 984-2184 |
| 1819 | PERKINS, WESLEY E | 986-9595 |
| 1859 | BAKER, CLARENCE | 986-9664 |
| 1906 | WOODWARD, S L | 984-4870 |
| 1914 | BYRD, MRS R L | 986-0974 |
| 1915 | CONRAD, L | 986-4008 |
| 1948 | ANSTETT, GEORGE J | 983-1344 |
| 1963 | HELFAND, J M | 986-7277 |
| 2012 | HURD, DORIS | 984-0858 |
| 2012 | PRESTWOOD, DONALD R | 984-1055 |
| 2012 | VOGLER, MONIKA | 984-4236 |
| 2015 | HASKVITZ, H | 986-0619 |
| 2023 | KAHAN, I | 986-5090 |
| 2030 | KIRBY, BILL R | 983-1294 |
| 2042 | STEIN, A | 986-4639 |
| 12962 | WIERSMA, DONLEY | 986-0621 |
| 13006 | SCARAMELLA, GEO P | 986-9640 |
| 13058 | BEVACQUA, J | 984-7042 |
| 13159 | STOTTS, L S | 986-2693 |
| 13160 | ▫PARKS, J B | 986-5976 |
| 13311 | HOHBERG, G | 984-3055 |
| 13454 | WHITE, E | 984-9158 |
| 13566 | KOETSIER, H | 986-2684 |
| 13585 | HEISE, CARL R | 984-6443 |
| 13715 | GOEDHART, H | 984-0855 |

**1951** S BON VIEW AVENUE
*SOURCE: LA DIRECTORY CO*

1335 Campbell Walter
1341 Parks Lela Mrs @ 61-8129
1406 Amicucci Tony @
1414 Savocchio T M @
1425 Kennedy W H 61-8142
1450 Hiner A K Mrs @ 61-8242
1456 Wicks H B @ 61-8442
1512 Bullard Ethel L mus tchr
Bullard W R @ 61-3225
1514 Nation P W @ 61-3125
1516 Cox Ross @ 61-3525
1520 Maw W W @ pltry raiser 61-3425
1658 Tedford R B
rear A & M Dairy 62-4191
1718 Hargrove Matt @
1756 Siglar W E @

**E Francis intersects**

1817 Hensley E W @
1819 Rogers W L @ 61-4397
1859 White Arlo @ pltry raiser 62-2258
1914 Woodward S L @ 62-2358
1915 Conrad Leonard @ 6-4008
1945 Roster C W @ 62-2158
1948 Sosin Benj @ 62-2558
rear Ben's Salvage plmbg sups
1958 Jarvis F A @ 61-4297
1963 Shannon N J @ 6-4187
2006 Hulslander C M @ 6-4305
2012 Dorn B @
2022 Neymeyer P C @ pltry raiser
6-4202
2030 Autry Don
2054 Stoner E E @
2064 Donaldson F W

**E Ely intersects**

**City limits**

**1951** E CEDAR STREET
*SOURCE: LOS ANGELES DIRECTORY CO*

**STREET NOT LISTED**

148 Roesch A M ◎
150△Arbuckle C E ◎
156△Kellar Jane Mrs ◎

**BONNIE BRAE COURT**
West from N Euclid av, 1 n of 5th

120△Moremen M H ◎
123 Kay A H Mrs ◎
124 La Tave F G Mrs ◎
132△Lazarus A L ◎
133 Willis Howard ◎
291△Wymore V E ◎
304 McCoy W W ◎

**BON VIEW AV—**
South from East A to and beyond city limits, ¼ mi e of Campus av

118 MacDonald Reynold
120△Van Wagner A M Mrs ◎
125△Powers E E Mrs
133 Robinson Kenneth
201 Jacobs Sarah Mrs
227 Green Arth
Main intersects
State intersects
229 Powers S P ◎
Washington av intersects
407△Yandell C A ◎
Ontario blvd intersects
California blvd intersects
414 Wilkins F B
419 Aubry Aug ◎
814 Rangel Refugio ◎
822 Mijares Reinaldo
823 Quesada Felix ◎
Razo Victoria Mrs
825 Alvarez A S
827 Vacant
829 Merrell J L ◎
832 Marquez Theo
902 Sanchez Maria Mrs
908 Razo D C ◎
920 Fierro Manuel
924 Ponce Danl ◎
Belmont intersects
1113 Woodard Realus ◎
1133 Miller T M ◎
1315 Smith R L ◎
1331△Wiley A C ◎
1335 Bumpus C H
1341△Parks Lela Mrs ◎
1360△Laycock T E ◎
1414 Coody Jos
1425 Wolfe G M Mrs
1459 Hiner A K Mrs ◎
1456 Miller Mamie ◎
1512 Vacant
1514 Larson A T
1516 Burhus F C Mrs
1520 Honeycutt S J ◎
1658△Siechert E A Mrs
Dairy ◎
1718 Hargrove Matt ◎
1756 Sigler J C ◎
1817 Vacant
1819 Vacant
1859 White Arlo ◎
Francis intersects

1914△Woodward S L
1915 Vacant
1948 Cantrell Mack ◎
Sosini Benj poultry

**BROOKS AV—**
West from S Vine av, ½ blk s of A

633 Sabolia S P
636 Bliss Audy Mrs
△Tift L A

**BUDD—**
East from S Euclid av, 2 s of Dessau

201△Vermeer John ◎
225 Stewart Elmer ◎

**C, EAST—**
East from N Euclid av to Sultana av, 2 n of A

113 Peters F A
117△Fulton R B newspaper agcy ◎
121△Lloyd Victor
124 First Ch of The Nazarene
Lemon av intersects
202△Van Houten G W ◎
203△Frame Fred ◎
203½ Lewelling Benj
207 Smith E L Mrs
△Sommerfield B N Mrs
207½ Thompson Emma Mrs
207△Cole P C
211△Armstrong Etta M ◎
212△Davis S A
212¼△Lee E C
212½ Kater L M Mrs
217△Lenhart E B ◎
218 Tipton N F
221 Wheatley G V
222 Myers H D ◎
226△Smith M A ◎
227△Kratky C J collr ◎
Plum av intersects
301 Robertson L L Mrs
302△Petre Leo ◎
306△Roseberry Arvilla ◎
307 Vacant
311 Kiser O J ◎
311½ Ray Melvin
314△Harvey S J ◎
315 Dickinson C C ◎
316△Gaymon R H
320 Whittaker Arth ◎
325 Clement Lawrence ◎
326△Homewood John ◎
327△Patton L L ◎
Cherry av intersects
400△Bentley S C ◎
401 Bolkcom Fola
△Warner Dorothy
410 Vacant
411 Cavers G M Mrs
△Hughes J L
Kelstrom Vernon



STREET NOT LISTED

**1940**
*SOURCE: LOS ANGELES DIRECTORY CO*

**E CEDAR STREET**

STREET NOT LISTED

**1940**
*SOURCE: POLKS*

**S BON VIEW AVENUE**

1331 Vacant
1335 Bumpus C H
1341 Parks J B ◎
1414 Dalton Jesse ◎
1425 Covington Jas
1450 Hiner A K Mrs ◎
1456 Dixon Wayne
1514 Lampley E E ◎
1516 Burhus F C Mrs
1520 Honeycutt S J ◎
1658 Siechert E A Mrs
dairy ◎
1718 Kendall A R
1850 Sigler J C ◎
1859 White Arlo ◎
**Francis intersects**
1914 Vacant
1915 Bellamy P L ◎
1948 Wallace H M ◎

**1934**
*SOURCE: LA DIRECTORY CO*

**S BON VIEW AVENUE**

1520 Honeycutt S J
poultry (o)
1603 Wood S C
1658 Siechert E A Mrs
dairy (o)
1718 Vacant
1850 Westover W D
poultry (o)
**Francis intersects**
1911 White A T (o)
1914 Calder L E poultry
(o)
1915 Henderson A J
1948 Wallace H M (o)

**1934**
*SOURCE: LOS ANGELES DIRECTORY CO*

**E CEDAR STREET**

**STREET NOT LISTED**

1450 Fisher Dennard
1456 Vacant
1463 Cook R O (o)
1465 Livingston Chas (o)
1516 Barclay R C (o)
O'Neill W N (o)
1520 Honeycutt S J poultry
1603 Caringella Guy
1658 Siechert E A Mrs dairy (o)
1718 Hammon Ernest
1850 Westover W D poultry (o)
**Frances intersects**
1911 White Arlo (o)
1914 Calder L E poultry (o)
1915 Wright Justus poultry (o)
1948 Wallace H M (o)
**Ely intersects**



STREET NOT LISTED

## 1926
*SOURCE: LOS ANGELES DIRECTORY CO*

## E CEDAR STREET

**STREET NOT LISTED**

## 1926
*SOURCE: LOS ANGELES DIRECTORY CO*

## S BON VIEW AVENUE

**NO LISTINGS IN RANGE**

*--- END REPORT ---*

ERIS

# DATABASE REPORT

| | |
|---|---|
| **Project Property:** | *S. Bon View Avenue and E. Cedar Street*<br>*S. Bon View Avenue and E. Cedar Street*<br>*Ontario CA 91761* |
| **Project No:** | *72ONT2-1-1* |
| **Report Type:** | *Database Report* |
| **Order No:** | *21040800524* |
| **Requested by:** | *Orion Environmental, Inc.* |
| **Date Completed:** | *April 12, 2021* |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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# Executive Summary

***Property Information:***

| | | |
|---|---|---|
| **Project Property:** | | *S. Bon View Avenue and E. Cedar Street*<br>*S. Bon View Avenue and E. Cedar Street  Ontario CA 91761* |
| **Project No:** | | *72ONT2-1-1* |
| **Coordinates:** | | |
| | **Latitude:** | *34.03861034* |
| | **Longitude:** | *-117.63838892* |
| | **UTM Northing:** | *3,766,620.79* |
| | **UTM Easting:** | *441,072.39* |
| | **UTM Zone:** | *11S* |
| **Elevation:** | | *870 FT* |

***Order Information:***

| | |
|---|---|
| **Order No:** | *21040800524* |
| **Date Requested:** | *April 8, 2021* |
| **Requested by:** | *Orion Environmental, Inc.* |
| **Report Type:** | *Database Report* |

***Historicals/Products:***

| | |
|---|---|
| **Aerial Photographs** | *Historical Aerials (Boundaries)* |
| **City Directory Search** | *CD - 2 Street Search* |
| **ERIS Xplorer** | *ERIS Xplorer* |
| **Excel Add-On** | *Excel Add-On* |
| **Fire Insurance Maps** | *US Fire Insurance Maps* |
| **Physical Setting Report (PSR)** | *Physical Setting Report (PSR)* |
| **Topographic Map** | *Topographic Maps* |
| **Vapor Screening Tool** | *Vapor Screening Tool* |

# Executive Summary: Report Summary

| Database | Searched | Search Radius | Project Property | Within 0.12mi | 0.125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| **Standard Environmental Records** | | | | | | | | |
| **Federal** | | | | | | | | |
| DOE FUSRAP | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| NPL | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PROPOSED NPL | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| DELETED NPL | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS | Y | 0.5 | 0 | 0 | 0 | **1** | - | **1** |
| ODI | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SEMS ARCHIVE | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS | Y | 0.5 | 0 | 0 | 0 | **1** | - | **1** |
| IODI | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS NFRAP | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERCLIS LIENS | Y | PO | 0 | - | - | - | - | 0 |
| RCRA CORRACTS | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| RCRA TSD | Y | 0.5 | 0 | 0 | **4** | 0 | - | **4** |
| RCRA LQG | Y | 0.25 | 0 | 0 | **1** | - | - | **1** |
| RCRA SQG | Y | 0.25 | 0 | **2** | **3** | - | - | **5** |
| RCRA VSQG | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| RCRA NON GEN | Y | 0.25 | 0 | **8** | **20** | - | - | **28** |
| FED ENG | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FED INST | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| LUCIS | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| ERNS 1982 TO 1986 | Y | PO | 0 | - | - | - | - | 0 |
| ERNS 1987 TO 1989 | Y | PO | 0 | - | - | - | - | 0 |
| ERNS | Y | PO | 0 | - | - | - | - | 0 |
| FED BROWNFIELDS | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FEMA UST | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| FRP | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST GAS STATIONS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | 0.125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| REFN | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| BULK TERMINAL | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| SEMS LIEN | Y | PO | 0 | - | - | - | - | 0 |
| SUPERFUND ROD | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| **State** | | | | | | | | |
| RESPONSE | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| ENVIROSTOR | Y | 1 | 0 | 0 | **2** | 0 | **3** | **5** |
| DELISTED ENVS | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| SWF/LF | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| SWRCB SWF | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HWP | Y | 1 | 0 | 0 | **2** | 0 | 0 | **2** |
| SWAT | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| C&D DEBRIS RECY | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| RECYCLING | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| PROCESSORS | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CONTAINER RECY | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| LDS | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| LUST | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED LST | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| UST | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| UST CLOSURE | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HHSS | Y | 0.25 | 0 | 0 | **1** | - | - | **1** |
| UST SWEEPS | Y | 0.25 | 0 | **1** | **1** | - | - | **2** |
| AST | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| AST SWRCB | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| TANK OIL GAS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED TNK | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| CERS TANK | Y | 0.25 | 0 | 0 | **1** | - | - | **1** |
| DELISTED CTNK | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST TANK | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| LUR | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CALSITES | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HLUR | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DEED | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | 0.125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| VCP | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CLEANUP SITES | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED COUNTY | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| **Tribal** | | | | | | | | |
| INDIAN LUST | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| INDIAN UST | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED ILST | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DELISTED IUST | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| **County** | | | | | | | | |
| SANBERN CUPA | Y | 0.25 | **5** | **11** | **23** | - | - | **39** |
| **Additional Environmental Records** | | | | | | | | |
| **Federal** | | | | | | | | |
| PFAS NPL | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| FINDS/FRS | Y | PO | **1** | **7** | - | - | - | **8** |
| TRIS | Y | PO | 0 | - | - | - | - | 0 |
| PFAS TRI | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| PFAS WATER | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HMIRS | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| NCDL | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| TSCA | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| HIST TSCA | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| FTTS ADMIN | Y | PO | 0 | - | - | - | - | 0 |
| FTTS INSP | Y | PO | 0 | - | - | - | - | 0 |
| PRP | Y | PO | 0 | - | - | - | - | 0 |
| SCRD DRYCLEANER | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| ICIS | Y | PO | 0 | **1** | - | - | - | **1** |
| FED DRYCLEANERS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED FED DRY | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| FUDS | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| FORMER NIKE | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| PIPELINE INCIDENT | Y | PO | 0 | - | - | - | - | 0 |
| MLTS | Y | PO | 0 | - | - | - | - | 0 |
| HIST MLTS | Y | PO | 0 | - | - | - | - | 0 |
| MINES | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | 0.125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| SMCRA | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| MRDS | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| URANIUM | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| ALT FUELS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| SSTS | Y | 0.25 | 0 | **1** | 0 | - | - | **1** |
| PCB | Y | 0.5 | 0 | 0 | **1** | 0 | - | **1** |
| **State** | | | | | | | | |
| DRYCLEANERS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DELISTED DRYCLEANERS | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| DRYC GRANT | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| PFAS | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| PFAS GW | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| HWSS CLEANUP | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| DTSC HWF | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| INSP COMP ENF | Y | 1 | 0 | 0 | **2** | 0 | 0 | **2** |
| SCH | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| CHMIRS | Y | PO | 0 | **1** | - | - | - | **1** |
| HIST CHMIRS | Y | PO | 0 | - | - | - | - | 0 |
| HAZNET | Y | PO | **5** | **6** | - | - | - | **11** |
| HIST MANIFEST | Y | PO | 0 | - | - | - | - | 0 |
| HW TRANSPORT | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| WASTE TIRE | Y | PO | 0 | - | - | - | - | 0 |
| MEDICAL WASTE | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| HIST CORTESE | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CDO/CAO | Y | 0.5 | 0 | 0 | 0 | 0 | - | 0 |
| CERS HAZ | Y | 0.125 | 0 | **4** | - | - | - | **4** |
| DELISTED HAZ | Y | 0.5 | 0 | **1** | **1** | 0 | - | **2** |
| GEOTRACKER | Y | 0.125 | 0 | 0 | - | - | - | 0 |
| MINE | Y | 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| LIEN | Y | PO | 0 | - | - | - | - | 0 |
| WASTE DISCHG | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| EMISSIONS | Y | 0.25 | **2** | **1** | **8** | - | - | **11** |
| CDL | Y | 0.125 | 0 | **3** | - | - | - | **3** |
| **Tribal** | ***No Tribal additional environmental record sources available for this State.*** | | | | | | | |

| Database | Searched | Search Radius | Project Property | Within 0.12mi | 0.125mi to 0.25mi | 0.25mi to 0.50mi | 0.50mi to 1.00mi | Total |
|---|---|---|---|---|---|---|---|---|
| **County** | | | | | | | | |
| SANBERN MED WSTE | Y | 0.25 | 0 | 0 | 0 | - | - | 0 |
| ***Total:*** | | | ***13*** | ***47*** | ***70*** | ***2*** | ***3*** | ***135*** |

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

# Executive Summary: Site Report Summary - Project Property

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 1 | SANBERN CUPA | MULTI TECH PRODUCTS | 1930 S BON VIEW UNIT 12<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | -4 | 39 |
| 1 | SANBERN CUPA | COLUMN ENGINEERING INC | 1930 S BON VIEW AVE 20<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | -4 | 39 |
| 1 | SANBERN CUPA | QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE #14<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | -4 | 39 |
| 1 | HAZNET | QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532 | E | 0.00 / 0.00 | -4 | 40 |
| 1 | HAZNET | COLUMN ENGINEERING | 1930 S BON VIEW AVE<br>ONTARIO CA 917610000 | E | 0.00 / 0.00 | -4 | 41 |
| 1 | HAZNET | QUALITY PRINTERS LLC | 1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532 | E | 0.00 / 0.00 | -4 | 45 |
| 2 | EMISSIONS | W. H. THORNTON CO | 1948 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.00 / 0.00 | -7 | 46 |
| 3 | SANBERN CUPA | NOVA MEN AUTO REPAIR | 1914 S BON VIEW #4<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | -1 | 46 |
| 3 | SANBERN CUPA | ABS GLOBAL INC | 1914 S BON VIEW UNIT 3<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | -1 | 46 |
| 3 | HAZNET | LARRY RAMONEDA | 1914 S BON VIEW AVE<br>ONTARIO CA 917615546 | ENE | 0.00 / 0.00 | -1 | 47 |
| 3 | HAZNET | NOVA MEN AUTO REPAIR | 1914 S BON VIEW AVE STE 4<br>ONTARIO CA 917615546 | ENE | 0.00 / 0.00 | -1 | 47 |
| 3 | FINDS/FRS | ABS GLOBAL INC | 1914 S BON VIEW UNIT 3<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | -1 | 48 |
| 3 | EMISSIONS | CUSTOM COLOR FRAME | 1914 BON VIEW<br>ONTARIO CA | ENE | 0.00 / 0.00 | -1 | 48 |

# Executive Summary: Site Report Summary - Surrounding Properties

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 4 | SANBERN CUPA | JLMC, INC | 1944 S BON VIEW ONTARIO CA 91761 | ESE | 0.01 / 30.77 | -6 | 49 |
| 4 | HAZNET | J L M C INC | 1944 BON VIEW AVE ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | -6 | 49 |
| 4 | HAZNET | J L M C INC | 1944 BON VIEW ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | -6 | 50 |
| 4 | FINDS/FRS | JLMCNA INC | 1944 S BON VIEW ONTARIO CA 91761 | ESE | 0.01 / 30.77 | -6 | 51 |
| 4 | HAZNET | FLO-BIN RENTALS | 1944 S BON VIEW AVE ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | -6 | 51 |
| 4 | FINDS/FRS | JLMC INC | 1944 S BON VIEW AVE ONTARIO CA 91761 | ESE | 0.01 / 30.77 | -6 | 52 |
| 4 | CERS HAZ | JLMC, INC | 1944 S BON VIEW ONTARIO CA 91761 | ESE | 0.01 / 30.77 | -6 | 52 |
| 4 | FINDS/FRS | CORPORATE RESOURCE SERVICES | 1944 S BONVIEW AVE ONTARIO CA 91761 | ESE | 0.01 / 30.77 | -6 | 54 |
| 4 | RCRA NON GEN | J L M C INC | 1944 BON VIEW AVE ONTARIO CA 91761-5503<br>***EPA Handler ID:*** CAL000268240 | ESE | 0.01 / 30.77 | -6 | 55 |
| 4 | FINDS/FRS | J L M C INC | 1944 BON VIEW AVE ONTARIO CA 91761-5503 | ESE | 0.01 / 30.77 | -6 | 56 |
| 4 | RCRA SQG | J L M C INC | 1944 BON VIEW ONTARIO CA 91761<br>***EPA Handler ID:*** CAP000033472 | ESE | 0.01 / 30.77 | -6 | 57 |
| 5 | HAZNET | PETERSON PIPELINE INC | 1945 S BON VIEW ONTARIO CA 91761 | ESE | 0.01 / 70.30 | -6 | 58 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 5 | HAZNET | OSS INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | -6 | 58 |
| 5 | RCRA NON GEN | PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000279724 | ESE | 0.01 / 70.30 | -6 | 59 |
| 5 | FINDS/FRS | PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | -6 | 60 |
| 6 | FINDS/FRS | POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 0.02 / 83.88 | 1 | 60 |
| 6 | SSTS | POUCHES, INC | 1901 S BON VIEW AVE -<br>ONTARIO CA 91761 | NE | 0.02 / 83.88 | 1 | 61 |
| 7 | ICIS | POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 0.02 / 85.51 | 0 | 61 |
| 8 | CHMIRS | Ontario Fire Dept | 1856 South Bon View Ave<br>Ontario CA<br>***Control No*** **|** ***Notified Date:*** 9/2/199811:30:54 PM | NE | 0.02 / 87.87 | 1 | 62 |
| 8 | HAZNET | HUB CONSTRUCTION SPECIALTIES | 1856 S BONVIEW AVE<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 1 | 62 |
| 8 | FINDS/FRS | HUB CONSTRUCTION SPECIALTIESNA INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 1 | 63 |
| 8 | DELISTED HAZ | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 1 | 64 |
| 9 | SANBERN CUPA | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.03 / 154.77 | 1 | 64 |
| 10 | SANBERN CUPA | POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761 | NE | 0.03 / 160.79 | 1 | 64 |
| 10 | RCRA NON GEN | POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000436389 | NE | 0.03 / 160.79 | 1 | 65 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 11 | CDL | | 830 E CEDAR ST, #D<br>ONTARIO CA | S | 0.03 /<br>172.12 | -8 | 66 |
| 11 | CDL | | 830 E CEDAR ST, APT A<br>ONTARIO CA 91761 | S | 0.03 /<br>172.12 | -8 | 66 |
| 12 | RCRA<br>NON GEN | R & I INDUSTRIES | 1871 TAYLOR PLACE<br>ONTARIO CA 91761-0000<br>***EPA Handler ID:*** CAL000190198 | NNW | 0.04 /<br>203.76 | 5 | 66 |
| 13 | SANBERN<br>CUPA | R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.04 /<br>209.69 | 5 | 67 |
| 13 | CERS<br>HAZ | R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.04 /<br>209.69 | 5 | 68 |
| 14 | SANBERN<br>CUPA | GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.05 /<br>246.87 | 5 | 71 |
| 14 | CERS<br>HAZ | GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.05 /<br>246.87 | 5 | 71 |
| 14 | RCRA<br>NON GEN | GREENLINE<br>LABORATORIES, INC. | 1851 S. TAYLOR PLACE<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAC002988936 | NNW | 0.05 /<br>246.87 | 5 | 74 |
| 15 | SANBERN<br>CUPA | DEVIOUS CUSTOMS | 915 E GREVILLEA CT<br>ONTARIO CA 91761 | NE | 0.05 /<br>259.88 | 2 | 76 |
| 16 | SANBERN<br>CUPA | SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.08 /<br>397.70 | 6 | 76 |
| 16 | CERS<br>HAZ | SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.08 /<br>397.70 | 6 | 76 |
| 17 | CDL | | 2032 S. BONVIEW APT D<br>ONTARIO CA 91764 | SSE | 0.09 /<br>493.19 | -13 | 80 |
| 18 | SANBERN<br>CUPA | RELIABLE | 780 E FRANCIS ST UNIT N<br>ONTARIO CA 91761 | NNW | 0.12 /<br>632.33 | 10 | 80 |
| 18 | SANBERN<br>CUPA | CERTIFIED WELDING | 780 E FRANCIS UNIT M<br>ONTARIO CA 91761 | NNW | 0.12 /<br>632.33 | 10 | 80 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 19 | UST<br>SWEEPS | TOM GUILFOYLE | 840 E FRANCIS ST<br>ONTARIO CA<br>***C C | Status:*** I36-000-2 \| INACTIVE<br>***Tank ID:*** 000001 | N | 0.12 /<br>644.14 | 8 | 81 |
| 20 | RCRA<br>SQG | RIVIERA TUBE BENDING | 760 E FRANCIS UNIT T<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAR000070581 | NW | 0.12 /<br>647.59 | 10 | 81 |
| 20 | SANBERN<br>CUPA | ISLAND PETROLEUM<br>BUILDERS, INC | 760 E FRANCIS ST A<br>ONTARIO CA 91761 | NW | 0.12 /<br>647.59 | 10 | 82 |
| 20 | SANBERN<br>CUPA | RIVIERA TUBE BENDING<br>& MFG. CO. | 760 E FRANCIS ST T<br>ONTARIO CA 91761 | NW | 0.12 /<br>647.59 | 10 | 82 |
| 20 | EMISSIONS | Z & L CABINETS, LARRY<br>CIABURRI | 760 E FRANCIS<br>ONTARIO CA 91714 | NW | 0.12 /<br>647.59 | 10 | 83 |
| 20 | RCRA<br>NON GEN | NEW ERA AUTOMOTIVE | 760 E FRANCIS ST STE A<br>ONTARIO CA 91761-5549<br>***EPA Handler ID:*** CAL000372886 | NW | 0.12 /<br>647.59 | 10 | 83 |
| 20 | RCRA<br>NON GEN | ARROWHEAD<br>ENGINEERING | 760 E. FRANCIS ST., UNIT F<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAC002993543 | NW | 0.12 /<br>647.59 | 10 | 84 |
| 20 | RCRA<br>NON GEN | E & L QUALITY<br>MACHINING | 760 E. FRANCIS S.T UNIT T<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAC002992430 | NW | 0.12 /<br>647.59 | 10 | 85 |
| 21 | EMISSIONS | CHAFFEY JOINT UNION<br>HIGH SCHOO | 901 E FRANCIS<br>ONTARIO CA 91761 | NNE | 0.13 /<br>685.27 | 8 | 87 |
| 22 | DELISTED<br>HAZ | CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 0.13 /<br>689.52 | 8 | 90 |
| 23 | SANBERN<br>CUPA | CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 0.13 /<br>689.91 | 8 | 90 |
| 24 | SANBERN<br>CUPA | LONG RUN TRAILERS | 1843 S CAMPUS AVE<br>ONTARIO CA 91761 | WNW | 0.13 /<br>691.56 | 10 | 91 |
| 24 | EMISSIONS | LONG RUN TRAILERS | 1843 SO CAMPUS<br>ONTARIO CA 91762 | WNW | 0.13 /<br>691.56 | 10 | 91 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 25 | SANBERN CUPA | AMISH COUNTRY GAZEBOS | 739 E FRANCIS ST ONTARIO CA 91761 | NNW | 0.13 / 692.61 | 10 | 94 |
| 26 | SANBERN CUPA | R & R INDUSTRIAL SERVICES, INC | 757 E FRANCIS ST ONTARIO CA 91761 | NNW | 0.13 / 700.63 | 11 | 94 |
| 26 | RCRA NON GEN | R&R INDUSTRIAL SERVICES INC | 757 E FRANCIS ST ONTARIO CA 91761-5514 *EPA Handler ID:* CAL000354062 | NNW | 0.13 / 700.63 | 11 | 95 |
| 27 | SANBERN CUPA | HONOR TEK | 1823 S CAMPUS AVE ONTARIO CA 91761 | WNW | 0.13 / 704.53 | 11 | 96 |
| 28 | SANBERN CUPA | U.S. TOOLING AND SPA, INC | 753 E FRANCIS ST ONTARIO CA 91761 | NW | 0.13 / 707.30 | 11 | 96 |
| 29 | EMISSIONS | U S TOOLING AND SPAS INC | 753 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 716.88 | 11 | 96 |
| 29 | EMISSIONS | US TOOLING AND SPAS MANUFACTURING | 753 EAST FRANCIS STREET ONTARIO CA | NW | 0.14 / 716.88 | 11 | 98 |
| 29 | EMISSIONS | U.S. TOOLING AND SPAS MANUFACTURING | 753 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 716.88 | 11 | 98 |
| 30 | SANBERN CUPA | BROTHERS VW MACHINE SHOP | 743 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 726.05 | 11 | 99 |
| 31 | SANBERN CUPA | SUPERIOR OAK DESIGN | 741 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 730.08 | 11 | 100 |
| 32 | EMISSIONS | R&O MC INTYRE INC | 921 E FRANCIS ST ONTARIO CA 91761 | NE | 0.14 / 731.24 | 8 | 100 |
| 33 | SANBERN CUPA | Hudson Technologies Company | 747 E Francis St Ontario CA 91761 | NW | 0.14 / 732.91 | 11 | 102 |
| 33 | EMISSIONS | HUDSON TECHNOLOGIES | 747 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 732.91 | 11 | 103 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 33 | RCRA NON GEN | HUDSON TECHNOLOGIES COMPANY | 747 E FRANCIS ST ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000403306 | NW | 0.14 / 732.91 | 11 | 103 |
| 34 | SANBERN CUPA | POLY EXTRUSIONS | 730 E FRANCIS ST ONTARIO CA 91761 | NW | 0.14 / 753.87 | 12 | 104 |
| 35 | SANBERN CUPA | UV WOOD FINISHING | 936 E FRANCIS UNIT A ONTARIO CA 91761 | NE | 0.14 / 761.51 | 8 | 104 |
| 36 | RCRA NON GEN | BEST INK AND THREAD | 1752 S BON VIEW AVE ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000456287 | NNE | 0.15 / 787.25 | 10 | 105 |
| 37 | RCRA TSD | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 91761-0000<br>***EPA Handler ID:*** CAR000156125 | NNW | 0.15 / 801.16 | 11 | 106 |
| 37 | RCRA LQG | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 91761-0000<br>***EPA Handler ID:*** CAR000156125 | NNW | 0.15 / 801.16 | 11 | 125 |
| 37 | SANBERN CUPA | LIGHTING RESOURCES, LLC | 805 E FRANCIS ST ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 11 | 145 |
| 37 | ENVIROSTOR | LIGHTING RESOURCES LLC | 805 E FRANCIS ST ONTARIO CA 917610000<br>***Estor/EPA ID \| Cleanup Status:*** CAL000827758 \| | NNW | 0.15 / 801.16 | 11 | 146 |
| 37 | ENVIROSTOR | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 917610000<br>***Estor/EPA ID \| Cleanup Status:*** CAR000156125 \| | NNW | 0.15 / 801.16 | 11 | 147 |
| 37 | HWP | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 917610000<br>***Estor/EPA ID:*** CAR000156125 | NNW | 0.15 / 801.16 | 11 | 151 |
| 37 | HWP | LIGHTING RESOURCES LLC | 805 E FRANCIS ST ONTARIO CA 917610000<br>***Estor/EPA ID:*** CAL000827758 | NNW | 0.15 / 801.16 | 11 | 155 |
| 37 | PCB | LIGHTING RESOURCES, INC. | 805 E. FRANCIS STREET ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 11 | 156 |
| 37 | RCRA TSD | LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 11 | 156 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| | | | ***EPA Handler ID:*** CAD000827758 | | | | |
| 37 | RCRA TSD | LIGHTING RESOURCES INC | 805 FRANCIS ST ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000827758 | NNW | 0.15 / 801.16 | 11 | 157 |
| 37 | RCRA SQG | LIGHTING RESOURCES INC | 805 FRANCIS ST ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000827758 | NNW | 0.15 / 801.16 | 11 | 164 |
| 37 | RCRA NON GEN | LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST ONTARIO CA 91761<br>***EPA Handler ID:*** CAD000827758 | NNW | 0.15 / 801.16 | 11 | 170 |
| 38 | RCRA NON GEN | COAST PLASTICS INC | 936 E FRANCIS ST ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000400649 | NE | 0.15 / 811.02 | 8 | 171 |
| 39 | SANBERN CUPA | MICO WEST | 701 E FRANCIS ST ONTARIO CA 91761 | NW | 0.16 / 818.42 | 12 | 172 |
| 40 | SANBERN CUPA | WALKERS AIR BRAKES | 921 E FRANCIS ST ONTARIO CA 91761 | NNE | 0.16 / 836.41 | 10 | 173 |
| 41 | RCRA NON GEN | MICO WEST | 701 E FRANCIS ONTARIO CA 91761<br>***EPA Handler ID:*** CAD981442536 | NW | 0.16 / 840.08 | 13 | 173 |
| 42 | SANBERN CUPA | HARDWARE SPECIALTIES | 761 E FRANCIS ST ONTARIO CA 91761 | NNW | 0.16 / 847.81 | 11 | 175 |
| 43 | SANBERN CUPA | BOMEL CONSTRUCTION CO INC | 939 E FRANCIS ST ONTARIO CA 91761 | NE | 0.16 / 852.25 | 8 | 175 |
| 43 | RCRA NON GEN | BOMEL CONSTRUCTION | 939 E FRANCIS ST ONTARIO CA 91761-5631<br>***EPA Handler ID:*** CAL000297126 | NE | 0.16 / 852.25 | 8 | 176 |
| 44 | INSP COMP ENF | LIGHTING RESOURCES LLC | 805 E FRANCIS ST ONTARIO CA 91761 | NNW | 0.17 / 877.54 | 12 | 177 |
| 44 | INSP COMP ENF | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 91761 | NNW | 0.17 / 877.54 | 12 | 178 |
| 45 | RCRA NON GEN | MISSION LANDSCAPE COMPANIES, INC. | 952 FRANCIS ST ONTARIO CA 91761-0000 | NE | 0.17 / 907.74 | 8 | 182 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| | | | ***EPA Handler ID:*** CAL000209538 | | | | |
| 46 | RCRA NON GEN | ELITE TRUCK & RV LLC | 1742 S BON VIEW AVE ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000448659 | NNE | 0.17 / 917.65 | 11 | 183 |
| 47 | EMISSIONS | WARFIELD ELECTRIC CO, INC | 1745 S BON VIEW AVE ONTARIO CA 91761 | NNE | 0.17 / 918.25 | 11 | 184 |
| 48 | SANBERN CUPA | WARFIELD ELECTRIC | 1745 S BON VIEW AVE ONTARIO CA 91761 | NNE | 0.17 / 918.92 | 11 | 184 |
| 48 | RCRA SQG | WARFIELD ELECTRIC CO | 1745 S BONVIEW AVE ONTARIO CA 91761-4410<br>***EPA Handler ID:*** CAR000072769 | NNE | 0.17 / 918.92 | 11 | 185 |
| 49 | SANBERN CUPA | STAR METALS INC | 1715 S BON VIEW AVE ONTARIO CA 91761 | NNE | 0.19 / 1,009.73 | 12 | 186 |
| 49 | RCRA NON GEN | INLAND SIGNS INC | 1715 S BON VIEW AVE ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000449027 | NNE | 0.19 / 1,009.73 | 12 | 186 |
| 50 | SANBERN CUPA | ELITE TRUCK AND RV LLC | 1742 S BON VIEW Ontario CA 91761 | NNE | 0.19 / 1,024.23 | 12 | 187 |
| 51 | SANBERN CUPA | SERA'S WHOLESALE NRSRY | 943 E FRANCIS ST ONTARIO CA 91761 | NE | 0.21 / 1,100.35 | 8 | 187 |
| 52 | RCRA NON GEN | YOLANDA V HERNANDEZ | 1740 S CAMPUS AVE ONTARIO CA 91761<br>***EPA Handler ID:*** CAC003075518 | NW | 0.21 / 1,135.01 | 16 | 188 |
| 53 | SANBERN CUPA | ALLIED MECHANICAL | 1720 S BON VIEW ONTARIO CA 91761 | NNE | 0.22 / 1,151.48 | 14 | 189 |
| 53 | CERS TANK | ALLIED MECHANICAL | 1720 S BON VIEW ONTARIO CA 91761<br>***Site ID:*** 384636 | NNE | 0.22 / 1,151.48 | 14 | 189 |
| 54 | RCRA SQG | ALLIED MECHANICAL PRODUCTS | 1720 S BON VIEW AVE ONTARIO CA 91761<br>***EPA Handler ID:*** CAR000067926 | NNE | 0.22 / 1,154.37 | 14 | 196 |
| 54 | RCRA NON GEN | ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL | 1720 S BON VIEW AVE ONTARIO CA 91761-4411 | NNE | 0.22 / 1,154.37 | 14 | 197 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| | | | ***EPA Handler ID:*** CAL000000298 | | | | |
| 55 | SANBERN CUPA | NEFF CONSTRUCTION, INC. | 1701 S BON VIEW AVE ONTARIO CA 91761 | NNE | 0.22 / 1,187.80 | 15 | 198 |
| 56 | HHSS | SOUTHTOWN INDUSTRIAL PARK | 1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO CA 91761 | NNE | 0.23 / 1,220.53 | 15 | 199 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC002983872 | NW | 0.24 / 1,252.29 | 18 | 199 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL | 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC002999846 | NW | 0.24 / 1,252.29 | 18 | 200 |
| 57 | RCRA TSD | AMD INTERNATIONAL TECHNOLOGIES | 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003015988 | NW | 0.24 / 1,252.29 | 18 | 201 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES | 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003015988 | NW | 0.24 / 1,252.29 | 18 | 202 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC. | AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003040617 | NW | 0.24 / 1,252.29 | 18 | 203 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003063746 | NW | 0.24 / 1,252.29 | 18 | 204 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003080253 | NW | 0.24 / 1,252.29 | 18 | 205 |
| 57 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC | 1725 S. CAMPUS AVE. ONTARIO CA 91761 ***EPA Handler ID:*** CAC003095316 | NW | 0.24 / 1,252.29 | 18 | 207 |
| 58 | SANBERN CUPA | INLAND VLY RUBBER CO INC | 1725 S CAMPUS AVE ONTARIO CA 91761 | NW | 0.24 / 1,255.37 | 18 | 208 |
| 58 | RCRA NON GEN | AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S CAMPUS AVE. ONTARIO CA 91761-4346 ***EPA Handler ID:*** CAC003041949 | NW | 0.24 / 1,255.37 | 18 | 208 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (mi/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 59 | UST SWEEPS | SOUTHTOWN INDUSTRIAL PARK | 1701 S BON VIEW<br>ONTARIO CA | NNE | 0.24 / 1,265.92 | 16 | 209 |
| | | | ***C C | Status:*** A36-000-4588 \| ACTIVE<br>***Tank ID:*** 000002, 000001 | | | |
| 60 | SEMS | ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761 | N | 0.37 / 1,930.73 | 26 | 210 |
| | | | ***EPA ID:*** CAN000906085 | | | | |
| 61 | CERCLIS | ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761 | N | 0.39 / 2,075.88 | 28 | 210 |
| | | | ***Site EPA ID:*** CAN000906085 | | | | |
| 62 | ENVIROSTOR | OAKWOOD INTERIORS SITE | 1333 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.67 / 3,548.87 | 46 | 212 |
| | | | ***Estor/EPA ID \| Cleanup Status:*** 36340065 \| CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008 | | | | |
| 63 | ENVIROSTOR | SUNSHINE CLEANERS - DRIFTWOOD VILLAGE | 2238 S. EUCLID AVENUE, #2238F<br>ONTARIO CA 91762 | WSW | 0.75 / 3,984.35 | -22 | 217 |
| | | | ***Estor/EPA ID \| Cleanup Status:*** 60002433 \| ACTIVE AS OF 10/1/2016 | | | | |
| 64 | ENVIROSTOR | WOODCREST ELEMENTARY/JR HIGH SCHOOL | 2725 SOUTH CAMPUS AVENUE<br>ONTARIO CA 91761 | SSW | 0.94 / 4,956.89 | -57 | 221 |
| | | | ***Estor/EPA ID \| Cleanup Status:*** 36010007 \| CERTIFIED AS OF 2/1/2012 | | | | |

# Executive Summary: Summary by Data Source

## *Standard*

## Federal

### SEMS - SEMS List 8R Active Site Inventory

A search of the SEMS database, dated Jan 28, 2021 has found that there are 1 SEMS site(s) within approximately 0.50 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761<br>***EPA ID**: CAN000906085* | N | 0.37 / 1,930.73 | 60 |

### CERCLIS - Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS

A search of the CERCLIS database, dated Oct 25, 2013 has found that there are 1 CERCLIS site(s) within approximately 0.50 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761<br>***Site EPA ID**: CAN000906085* | N | 0.39 / 2,075.88 | 61 |

### RCRA TSD - RCRA non-CORRACTS TSD Facilities

A search of the RCRA TSD database, dated Jan 22, 2021 has found that there are 4 RCRA TSD site(s) within approximately 0.50 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAD000827758* | NNW | 0.15 / 801.16 | 37 |
| LIGHTING RESOURCES INC | 805 FRANCIS ST<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAL000827758* | NNW | 0.15 / 801.16 | 37 |
| LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 91761-0000<br>***EPA Handler ID**: CAR000156125* | NNW | 0.15 / 801.16 | 37 |
| AMD INTERNATIONAL TECHNOLOGIES | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAC003015988* | NW | 0.24 / 1,252.29 | 57 |

### RCRA LQG - RCRA Generator List

A search of the RCRA LQG database, dated Jan 22, 2021 has found that there are 1 RCRA LQG site(s) within approximately 0.25

miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 91761-0000<br>***EPA Handler ID**: CAR000156125* | NNW | 0.15 / 801.16 | 37 |

## RCRA SQG - RCRA Small Quantity Generators List

A search of the RCRA SQG database, dated Jan 22, 2021 has found that there are 5 RCRA SQG site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| RIVIERA TUBE BENDING | 760 E FRANCIS UNIT T<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAR000070581* | NW | 0.12 / 647.59 | 20 |
| LIGHTING RESOURCES INC | 805 FRANCIS ST<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAL000827758* | NNW | 0.15 / 801.16 | 37 |
| WARFIELD ELECTRIC CO | 1745 S BONVIEW AVE<br>ONTARIO CA 91761-4410<br>***EPA Handler ID**: CAR000072769* | NNE | 0.17 / 918.92 | 48 |
| ALLIED MECHANICAL PRODUCTS | 1720 S BON VIEW AVE<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAR000067926* | NNE | 0.22 / 1,154.37 | 54 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| J L M C INC | 1944 BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAP000033472* | ESE | 0.01 / 30.77 | 4 |

## RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Jan 22, 2021 has found that there are 28 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAL000436389* | NE | 0.03 / 160.79 | 10 |
| R & I INDUSTRIES | 1871 TAYLOR PLACE<br>ONTARIO CA 91761-0000<br>***EPA Handler ID**: CAL000190198* | NNW | 0.04 / 203.76 | 12 |
| GREENLINE LABORATORIES, INC. | 1851 S. TAYLOR PLACE<br>ONTARIO CA 91761 | NNW | 0.05 / 246.87 | 14 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| | ***EPA Handler ID**: CAC002988936* | | | |
| E & L QUALITY MACHINING | 760 E. FRANCIS S.T UNIT T<br>ONTARIO CA 91761 | NW | 0.12 / 647.59 | 20 |
| | ***EPA Handler ID**: CAC002992430* | | | |
| ARROWHEAD ENGINEERING | 760 E. FRANCIS ST., UNIT F<br>ONTARIO CA 91761 | NW | 0.12 / 647.59 | 20 |
| | ***EPA Handler ID**: CAC002993543* | | | |
| NEW ERA AUTOMOTIVE | 760 E FRANCIS ST STE A<br>ONTARIO CA 91761-5549 | NW | 0.12 / 647.59 | 20 |
| | ***EPA Handler ID**: CAL000372886* | | | |
| R&R INDUSTRIAL SERVICES INC | 757 E FRANCIS ST<br>ONTARIO CA 91761-5514 | NNW | 0.13 / 700.63 | 26 |
| | ***EPA Handler ID**: CAL000354062* | | | |
| HUDSON TECHNOLOGIES COMPANY | 747 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 732.91 | 33 |
| | ***EPA Handler ID**: CAL000403306* | | | |
| BEST INK AND THREAD | 1752 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.15 / 787.25 | 36 |
| | ***EPA Handler ID**: CAL000456287* | | | |
| LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 37 |
| | ***EPA Handler ID**: CAD000827758* | | | |
| COAST PLASTICS INC | 936 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 0.15 / 811.02 | 38 |
| | ***EPA Handler ID**: CAL000400649* | | | |
| MICO WEST | 701 E FRANCIS<br>ONTARIO CA 91761 | NW | 0.16 / 840.08 | 41 |
| | ***EPA Handler ID**: CAD981442536* | | | |
| BOMEL CONSTRUCTION | 939 E FRANCIS ST<br>ONTARIO CA 91761-5631 | NE | 0.16 / 852.25 | 43 |
| | ***EPA Handler ID**: CAL000297126* | | | |
| MISSION LANDSCAPE COMPANIES, INC. | 952 FRANCIS ST<br>ONTARIO CA 91761-0000 | NE | 0.17 / 907.74 | 45 |
| | ***EPA Handler ID**: CAL000209538* | | | |
| ELITE TRUCK & RV LLC | 1742 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.17 / 917.65 | 46 |
| | ***EPA Handler ID**: CAL000448659* | | | |
| INLAND SIGNS INC | 1715 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.19 / 1,009.73 | 49 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| | ***EPA Handler ID**: CAL000449027* | | | |
| YOLANDA V HERNANDEZ | 1740 S CAMPUS AVE<br>ONTARIO CA 91761 | NW | 0.21 / 1,135.01 | 52 |
| | ***EPA Handler ID**: CAC003075518* | | | |
| ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL | 1720 S BON VIEW AVE<br>ONTARIO CA 91761-4411 | NNE | 0.22 / 1,154.37 | 54 |
| | ***EPA Handler ID**: CAL000000298* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC003095316* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761-4346 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC003080253* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761-4346 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC003063746* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC. | AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761<br>***EPA Handler ID**: CAC003040617* | NW | 0.24 / 1,252.29 | 57 |
| AMD INTERNATIONAL TECHNOLOGIES | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC003015988* | | | |
| AMD INTERNATIONAL | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC002999846* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | NW | 0.24 / 1,252.29 | 57 |
| | ***EPA Handler ID**: CAC002983872* | | | |
| AMD INTERNATIONAL TECHNOLOGIES, LLC. | 1725 S CAMPUS AVE.<br>ONTARIO CA 91761-4346 | NW | 0.24 / 1,255.37 | 58 |
| | ***EPA Handler ID**: CAC003041949* | | | |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 91761-5503 | ESE | 0.01 / 30.77 | 4 |
| | ***EPA Handler ID**: CAL000268240* | | | |
| PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | 5 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| | ***EPA Handler ID**: CAL000279724* | | | |

## State

### ENVIROSTOR - EnviroStor Database

A search of the ENVIROSTOR database, dated Jan 13, 2021 has found that there are 5 ENVIROSTOR site(s) within approximately 1.00 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 917610000 | NNW | 0.15 / 801.16 | 37 |
| | ***Estor/EPA ID** \| **Cleanup Status**: CAR000156125 \|* | | | |
| LIGHTING RESOURCES LLC | 805 E FRANCIS ST<br>ONTARIO CA 917610000 | NNW | 0.15 / 801.16 | 37 |
| | ***Estor/EPA ID** \| **Cleanup Status**: CAL000827758 \|* | | | |
| OAKWOOD INTERIORS SITE | 1333 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.67 / 3,548.87 | 62 |
| | ***Estor/EPA ID** \| **Cleanup Status**: 36340065 \| CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008* | | | |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| SUNSHINE CLEANERS - DRIFTWOOD VILLAGE | 2238 S. EUCLID AVENUE, #2238F<br>ONTARIO CA 91762 | WSW | 0.75 / 3,984.35 | 63 |
| | ***Estor/EPA ID** \| **Cleanup Status**: 60002433 \| ACTIVE AS OF 10/1/2016* | | | |
| WOODCREST ELEMENTARY/JR HIGH SCHOOL | 2725 SOUTH CAMPUS AVENUE<br>ONTARIO CA 91761 | SSW | 0.94 / 4,956.89 | 64 |
| | ***Estor/EPA ID** \| **Cleanup Status**: 36010007 \| CERTIFIED AS OF 2/1/2012* | | | |

### HWP - EnviroStor Hazardous Waste Facilities

A search of the HWP database, dated Jan 13, 2021 has found that there are 2 HWP site(s) within approximately 1.00 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 917610000 | NNW | 0.15 / 801.16 | 37 |
| | ***Estor/EPA ID**: CAR000156125* | | | |
| LIGHTING RESOURCES LLC | 805 E FRANCIS ST<br>ONTARIO CA 917610000 | NNW | 0.15 / 801.16 | 37 |
| | ***Estor/EPA ID**: CAL000827758* | | | |

### HHSS - Historical Hazardous Substance Storage Information Database

A search of the HHSS database, dated Aug 27, 2015 has found that there are 1 HHSS site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| SOUTHTOWN INDUSTRIAL PARK | 1701, 1703, 1705, 1707 S. BON FRANCIS<br>ONTARIO CA 91761 | NNE | 0.23 / 1,220.53 | 56 |

### UST SWEEPS - Statewide Environmental Evaluation and Planning System

A search of the UST SWEEPS database, dated Oct 1, 1994 has found that there are 2 UST SWEEPS site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| TOM GUILFOYLE | 840 E FRANCIS ST<br>ONTARIO CA<br><br>***C C | Status**: *I36-000-2 | INACTIVE*<br>***Tank ID**: *000001* | N | 0.12 / 644.14 | 19 |
| SOUTHTOWN INDUSTRIAL PARK | 1701 S BON VIEW<br>ONTARIO CA<br><br>***C C | Status**: *A36-000-4588 | ACTIVE*<br>***Tank ID**: *000002, 000001* | NNE | 0.24 / 1,265.92 | 59 |

### CERS TANK - California Environmental Reporting System (CERS) Tanks

A search of the CERS TANK database, dated Feb 9, 2021 has found that there are 1 CERS TANK site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| ALLIED MECHANICAL | 1720 S BON VIEW<br>ONTARIO CA 91761<br><br>***Site ID**: *384636* | NNE | 0.22 / 1,151.48 | 53 |

## County

### SANBERN CUPA - San Bernardino County - CUPA List

A search of the SANBERN CUPA database, dated Mar 4, 2021 has found that there are 39 SANBERN CUPA site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.03 / 154.77 | 9 |
| POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761 | NE | 0.03 / 160.79 | 10 |
| R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.04 / 209.69 | 13 |
| GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.05 / 246.87 | 14 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| DEVIOUS CUSTOMS | 915 E GREVILLEA CT<br>ONTARIO CA 91761 | NE | 0.05 / 259.88 | 15 |
| SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.08 / 397.70 | 16 |
| RELIABLE | 780 E FRANCIS ST UNIT N<br>ONTARIO CA 91761 | NNW | 0.12 / 632.33 | 18 |
| CERTIFIED WELDING | 780 E FRANCIS UNIT M<br>ONTARIO CA 91761 | NNW | 0.12 / 632.33 | 18 |
| ISLAND PETROLEUM BUILDERS, INC | 760 E FRANCIS ST A<br>ONTARIO CA 91761 | NW | 0.12 / 647.59 | 20 |
| RIVIERA TUBE BENDING & MFG. CO. | 760 E FRANCIS ST T<br>ONTARIO CA 91761 | NW | 0.12 / 647.59 | 20 |
| CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 0.13 / 689.91 | 23 |
| LONG RUN TRAILERS | 1843 S CAMPUS AVE<br>ONTARIO CA 91761 | WNW | 0.13 / 691.56 | 24 |
| AMISH COUNTRY GAZEBOS | 739 E FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.13 / 692.61 | 25 |
| R & R INDUSTRIAL SERVICES, INC | 757 E FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.13 / 700.63 | 26 |
| HONOR TEK | 1823 S CAMPUS AVE<br>ONTARIO CA 91761 | WNW | 0.13 / 704.53 | 27 |
| U.S. TOOLING AND SPA, INC | 753 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.13 / 707.30 | 28 |
| BROTHERS VW MACHINE SHOP | 743 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 726.05 | 30 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| SUPERIOR OAK DESIGN | 741 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 730.08 | 31 |
| Hudson Technologies Company | 747 E Francis St<br>Ontario CA 91761 | NW | 0.14 / 732.91 | 33 |
| POLY EXTRUSIONS | 730 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 753.87 | 34 |
| UV WOOD FINISHING | 936 E FRANCIS UNIT A<br>ONTARIO CA 91761 | NE | 0.14 / 761.51 | 35 |
| LIGHTING RESOURCES, LLC | 805 E FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 37 |
| MICO WEST | 701 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.16 / 818.42 | 39 |
| WALKERS AIR BRAKES | 921 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 0.16 / 836.41 | 40 |
| HARDWARE SPECIALTIES | 761 E FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.16 / 847.81 | 42 |
| BOMEL CONSTRUCTION CO INC | 939 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 0.16 / 852.25 | 43 |
| WARFIELD ELECTRIC | 1745 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.17 / 918.92 | 48 |
| STAR METALS INC | 1715 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.19 / 1,009.73 | 49 |
| ELITE TRUCK AND RV LLC | 1742 S BON VIEW<br>Ontario CA 91761 | NNE | 0.19 / 1,024.23 | 50 |
| SERA'S WHOLESALE NRSRY | 943 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 0.21 / 1,100.35 | 51 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| ALLIED MECHANICAL | 1720 S BON VIEW<br>ONTARIO CA 91761 | NNE | 0.22 / 1,151.48 | 53 |
| NEFF CONSTRUCTION, INC. | 1701 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.22 / 1,187.80 | 55 |
| INLAND VLY RUBBER CO INC | 1725 S CAMPUS AVE<br>ONTARIO CA 91761 | NW | 0.24 / 1,255.37 | 58 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| MULTI TECH PRODUCTS | 1930 S BON VIEW UNIT 12<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | 1 |
| COLUMN ENGINEERING INC | 1930 S BON VIEW AVE 20<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | 1 |
| QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE #14<br>ONTARIO CA 91761 | E | 0.00 / 0.00 | 1 |
| NOVA MEN AUTO REPAIR | 1914 S BON VIEW #4<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | 3 |
| ABS GLOBAL INC | 1914 S BON VIEW UNIT 3<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | 3 |
| JLMC, INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 30.77 | 4 |

## *Non Standard*

## Federal

### FINDS/FRS - Facility Registry Service/Facility Index

A search of the FINDS/FRS database, dated Nov 2, 2020 has found that there are 8 FINDS/FRS site(s) within approximately 0.02 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 0.02 / 83.88 | 6 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| HUB CONSTRUCTION SPECIALTIESNA INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 8 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| ABS GLOBAL INC | 1914 S BON VIEW UNIT 3<br>ONTARIO CA 91761 | ENE | 0.00 / 0.00 | 3 |
| JLMCNA INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 30.77 | 4 |
| JLMC INC | 1944 S BON VIEW AVE<br>ONTARIO CA 91761 | ESE | 0.01 / 30.77 | 4 |
| J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 91761-5503 | ESE | 0.01 / 30.77 | 4 |
| CORPORATE RESOURCE SERVICES | 1944 S BONVIEW AVE<br>ONTARIO CA 91761 | ESE | 0.01 / 30.77 | 4 |
| PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | 5 |

### ICIS - Integrated Compliance Information System (ICIS)

A search of the ICIS database, dated Jan 6, 2021 has found that there are 1 ICIS site(s) within approximately 0.02 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 0.02 / 85.51 | 7 |

### SSTS - Registered Pesticide Establishments

A search of the SSTS database, dated Mar 31, 2020 has found that there are 1 SSTS site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| POUCHES, INC | 1901 S BON VIEW AVE -<br>ONTARIO CA 91761 | NE | 0.02 / 83.88 | 6 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|

### PCB - Polychlorinated Biphenyl (PCB) Notifiers

A search of the PCB database, dated Nov 19, 2020 has found that there are 1 PCB site(s) within approximately 0.50 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES, INC. | 805 E. FRANCIS STREET<br>ONTARIO CA 91761 | NNW | 0.15 / 801.16 | 37 |

## State

### INSP COMP ENF - EnviroStor Inspection, Compliance, and Enforcement

A search of the INSP COMP ENF database, dated Oct 7, 2020 has found that there are 2 INSP COMP ENF site(s) within approximately 1.00 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.17 / 877.54 | 44 |
| LIGHTING RESOURCES LLC | 805 E FRANCIS ST<br>ONTARIO CA 91761 | NNW | 0.17 / 877.54 | 44 |

### CHMIRS - California Hazardous Material Incident Report System (CHMIRS)

A search of the CHMIRS database, dated Jan 21, 2021 has found that there are 1 CHMIRS site(s) within approximately 0.02 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| Ontario Fire Dept | 1856 South Bon View Ave<br>Ontario CA | NE | 0.02 / 87.87 | 8 |
| | ***Control No*** **\|** ***Notified Date****: 9/2/199811:30:54 PM* | | | |

### HAZNET - Hazardous Waste Manifest Data

A search of the HAZNET database, dated Oct 24, 2016 has found that there are 11 HAZNET site(s) within approximately 0.02 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| HUB CONSTRUCTION SPECIALTIES | 1856 S BONVIEW AVE<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 8 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| COLUMN ENGINEERING | 1930 S BON VIEW AVE<br>ONTARIO CA 917610000 | E | 0.00 / 0.00 | 1 |
| QUALITY PRINTERS LLC | 1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532 | E | 0.00 / 0.00 | 1 |
| QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532 | E | 0.00 / 0.00 | 1 |
| NOVA MEN AUTO REPAIR | 1914 S BON VIEW AVE STE 4<br>ONTARIO CA 917615546 | ENE | 0.00 / 0.00 | 3 |
| LARRY RAMONEDA | 1914 S BON VIEW AVE<br>ONTARIO CA 917615546 | ENE | 0.00 / 0.00 | 3 |
| FLO-BIN RENTALS | 1944 S BON VIEW AVE<br>ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | 4 |
| J L M C INC | 1944 BON VIEW<br>ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | 4 |
| J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 917615503 | ESE | 0.01 / 30.77 | 4 |
| OSS INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | 5 |
| PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 70.30 | 5 |

## CERS HAZ - California Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the CERS HAZ database, dated Feb 9, 2021 has found that there are 4 CERS HAZ site(s) within approximately 0.12 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.04 / 209.69 | 13 |

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.05 / 246.87 | 14 |
| SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 0.08 / 397.70 | 16 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| JLMC, INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.01 / 30.77 | 4 |

## DELISTED HAZ - Delisted Environmental Reporting System (CERS) Hazardous Waste Sites

A search of the DELISTED HAZ database, dated Nov 29, 2018 has found that there are 2 DELISTED HAZ site(s) within approximately 0.50 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 0.02 / 87.87 | 8 |
| CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 0.13 / 689.52 | 22 |

## EMISSIONS - Toxic Pollutant Emissions Facilities

A search of the EMISSIONS database, dated Dec 31, 2018 has found that there are 11 EMISSIONS site(s) within approximately 0.25 miles of the project property.

| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| Z & L CABINETS, LARRY CIABURRI | 760 E FRANCIS<br>ONTARIO CA 91714 | NW | 0.12 / 647.59 | 20 |
| CHAFFEY JOINT UNION HIGH SCHOO | 901 E FRANCIS<br>ONTARIO CA 91761 | NNE | 0.13 / 685.27 | 21 |
| LONG RUN TRAILERS | 1843 SO CAMPUS<br>ONTARIO CA 91762 | WNW | 0.13 / 691.56 | 24 |
| U S TOOLING AND SPAS INC | 753 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 716.88 | 29 |

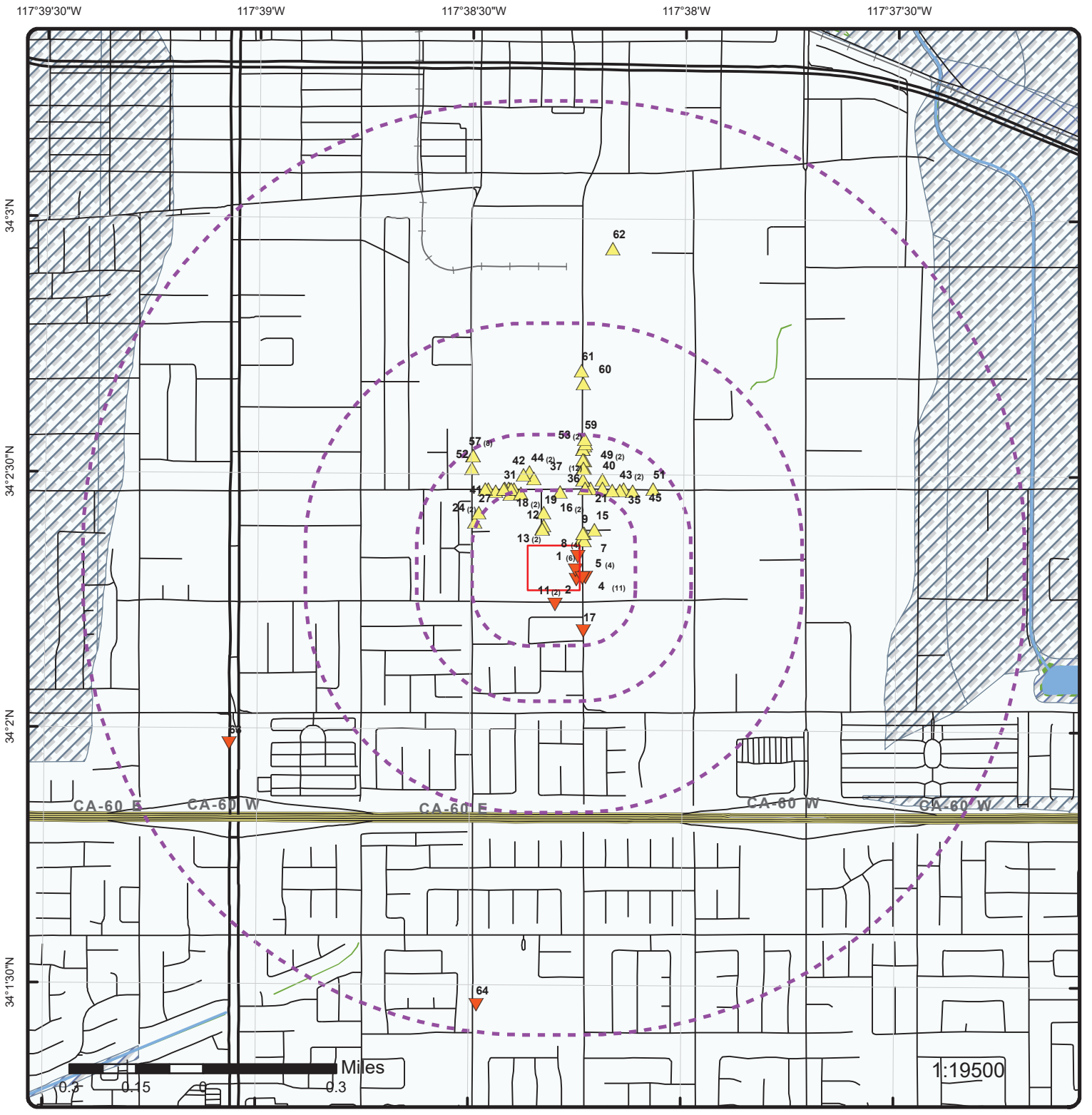
| Equal/Higher Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| U.S. TOOLING AND SPAS MANUFACTURING | 753 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 716.88 | 29 |
| US TOOLING AND SPAS MANUFACTURING | 753 EAST FRANCIS STREET<br>ONTARIO CA | NW | 0.14 / 716.88 | 29 |
| R&O MC INTYRE INC | 921 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 0.14 / 731.24 | 32 |
| HUDSON TECHNOLOGIES | 747 E FRANCIS ST<br>ONTARIO CA 91761 | NW | 0.14 / 732.91 | 33 |
| WARFIELD ELECTRIC CO, INC | 1745 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 0.17 / 918.25 | 47 |

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| W. H. THORNTON CO | 1948 S BON VIEW<br>ONTARIO CA 91761 | ESE | 0.00 / 0.00 | 2 |
| CUSTOM COLOR FRAME | 1914 BON VIEW<br>ONTARIO CA | ENE | 0.00 / 0.00 | 3 |

## CDL - Clandestine Drug Lab Sites

A search of the CDL database, dated Jan 19, 2021 has found that there are 3 CDL site(s) within approximately 0.12 miles of the project property.

| Lower Elevation | Address | Direction | Distance (mi/ft) | Map Key |
|---|---|---|---|---|
| | 830 E CEDAR ST, #D<br>ONTARIO CA | S | 0.03 / 172.12 | 11 |
| | 830 E CEDAR ST, APT A<br>ONTARIO CA 91761 | S | 0.03 / 172.12 | 11 |
| | 2032 S. BONVIEW APT D<br>ONTARIO CA 91764 | SSE | 0.09 / 493.19 | 17 |




# Map: 1.0 Mile Radius

Order Number: 21040800524

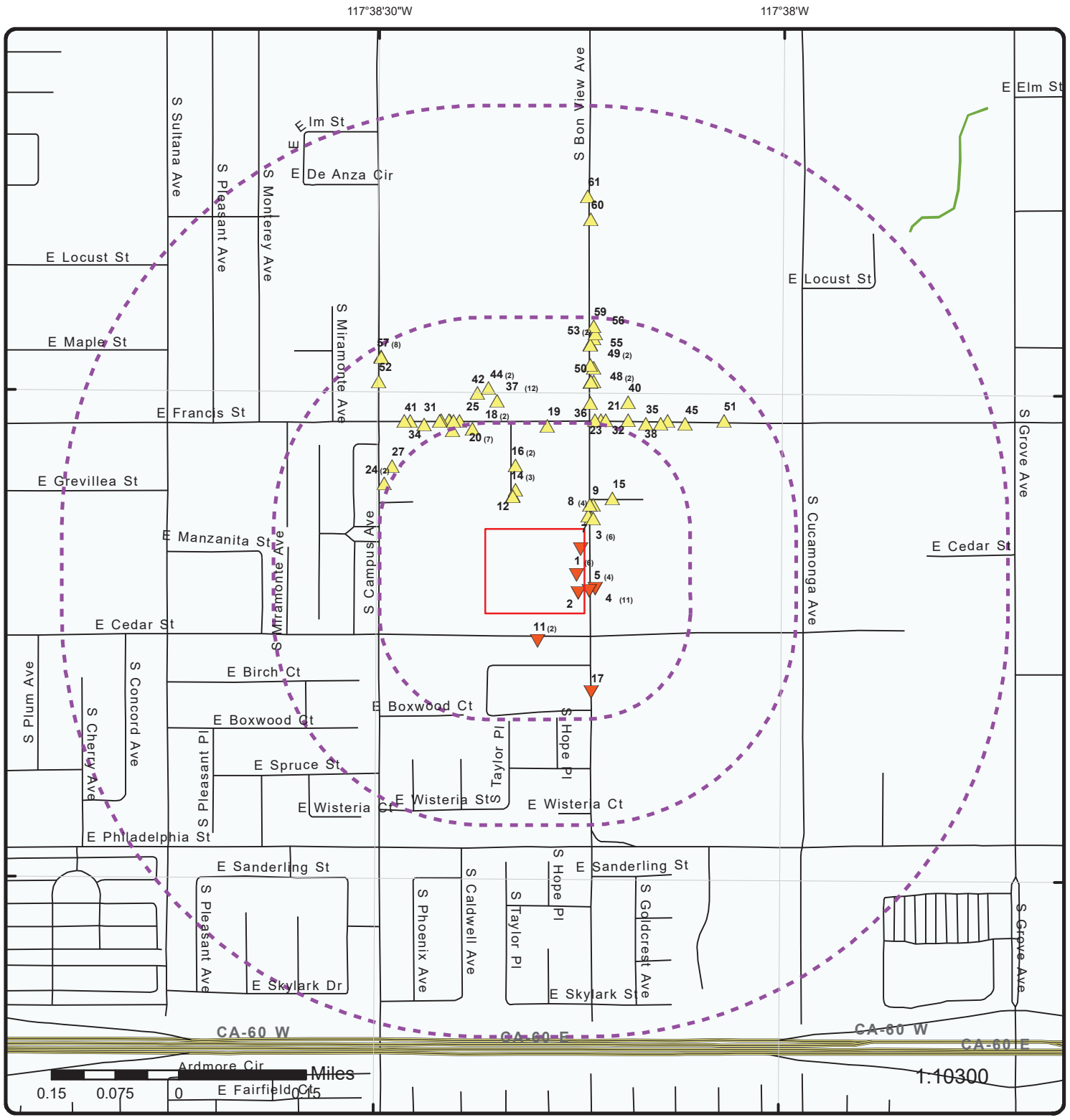
Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

ERIS

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

**Source:** © 2016 ESRI

© ERIS Information Inc.




# Map: 0.5 Mile Radius

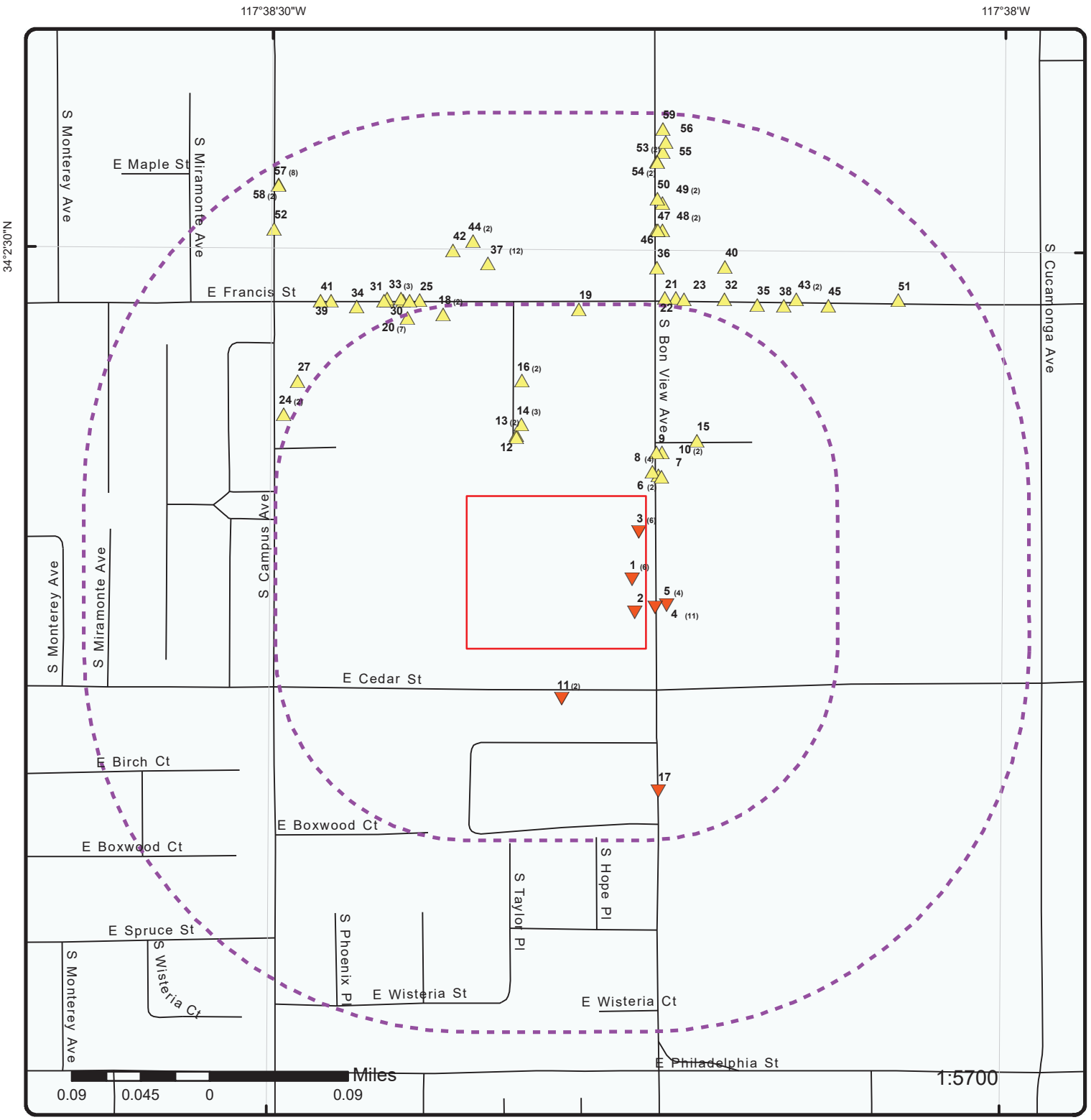
Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

- Project Property
- Buffer Outline
- Eris Sites with Higher Elevation
- Eris Sites with Same Elevation
- Eris Sites with Lower Elevation
- Eris Sites with Unknown Elevation
- County Boundary
- Rails
- Major Highways
- Major Highways Ramps
- Major Roads
- Major Roads Ramps
- Secondary Roads
- Secondary Roads Ramps
- Local Roads and Ramps
- State Boundary
- National Priority List Sites
- National Wetland
- Indian Reserve Land
- 100 Year Flood Zone
- 500 Year Flood Zone
- Historic Fill
- FWS Special Designation Areas
- State Brownfield Sites
- State Brownfield Areas
- State Superfund Areas:Dept. of Defense
- State Superfund Areas:NPL
- WQARF Areas
- Federal Lands: Dept. of Defense (owned/administered areas)

**Source:** © 2016 ESRI

© ERIS Information Inc.




# Map: 0.25 Mile Radius

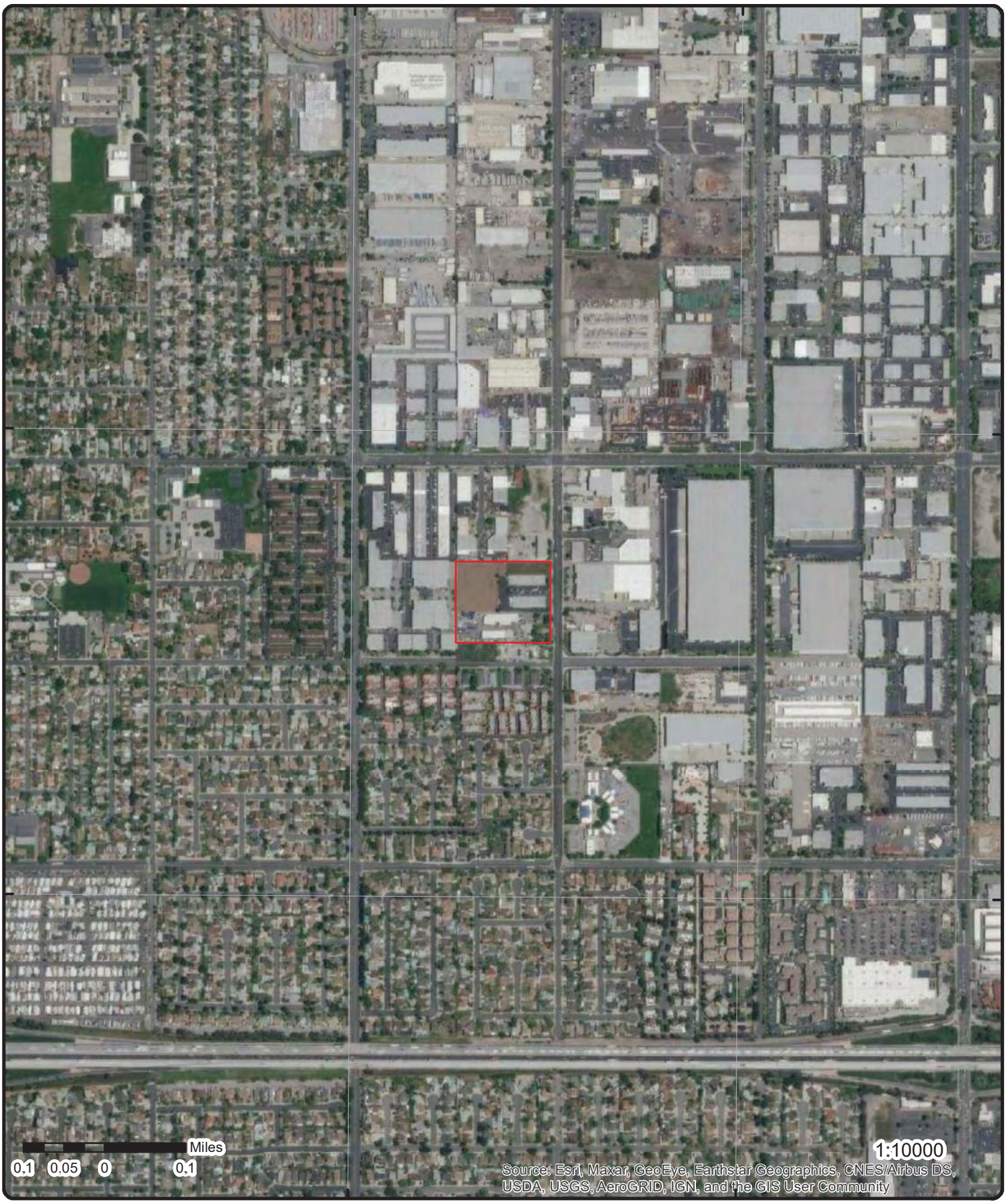
Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

| | | | |
|---|---|---|---|
| Project Property | Rails | State Boundary | FWS Special Designation Areas |
| Buffer Outline | Major Highways | National Priority List Sites | State Brownfield Sites |
| Eris Sites with Higher Elevation | Major Highways Ramps | National Wetland | State Brownfield Areas |
| Eris Sites with Same Elevation | Major Roads | Indian Reserve Land | State Superfund Areas:Dept. of Defense |
| Eris Sites with Lower Elevation | Major Roads Ramps | 100 Year Flood Zone | State Superfund Areas:NPL |
| Eris Sites with Unknown Elevation | Secondary Roads | 500 Year Flood Zone | WQARF Areas |
| County Boundary | Secondary Roads Ramps | Historic Fill | Federal Lands: Dept. of Defense (owned/administered areas) |
| | Local Roads and Ramps | | |

**Source:** © 2016 ESRI

© ERIS Information Inc.



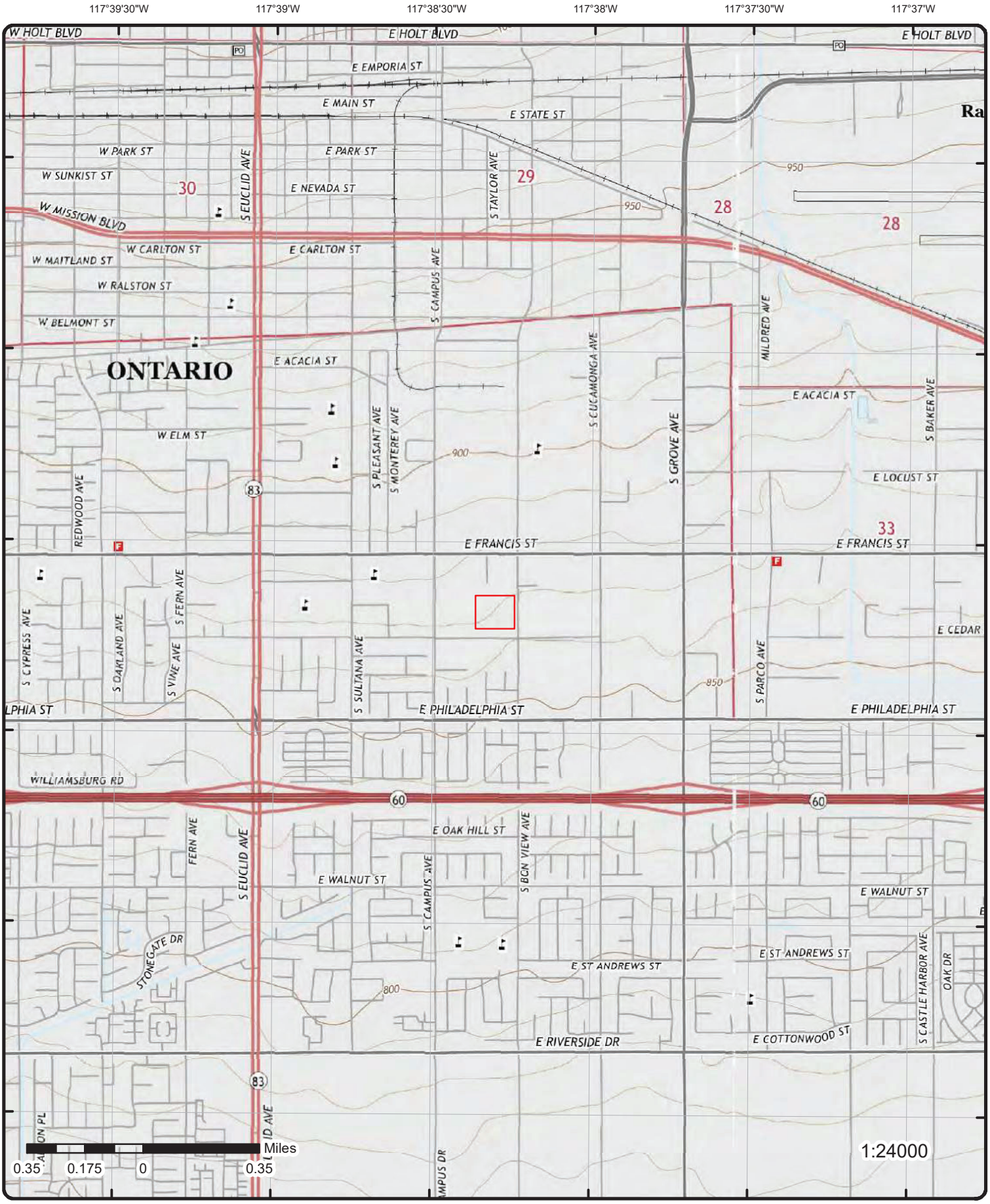

# Aerial **Year: 2004**

Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, Ontario, CA

**Source:** ESRI World Imagery

© ERIS Information In




# Topographic Map

**Year: 2015**

Order Number: 21040800524

Address: S. Bon View Avenue and E. Cedar Street, CA

Quadrangle(s): Ontario, CA; Guasti, CA

**Source:** USGS Topographic Map

© ERIS Information In

# Detail Report

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 1 | 1 of 6 | E | 0.00 / 0.00 | 866.35 / -4 | MULTI TECH PRODUCTS<br>1930 S BON VIEW UNIT 12<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0008135
**Owner Info:** CLOS, ROB
**Mailing Care of:** ROB CLOS
**Mailing Address 1:** 1930 S. BON VIEW, #12
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0014252
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 3/31/2006

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 1 | 2 of 6 | E | 0.00 / 0.00 | 866.35 / -4 | COLUMN ENGINEERING INC<br>1930 S BON VIEW AVE 20<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0002444
**Owner Info:** WIESER, JOHN
**Mailing Care of:** JOHN WIESER
**Mailing Address 1:** 1930 S BON VIEW AVE 20
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0006515
**Status:** INACTIVE
**Program Element Code:** 4430
**Permit Desc:** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
**To:** 7/31/2009

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 1 | 3 of 6 | E | 0.00 / 0.00 | 866.35 / -4 | QUALITY OFFSET PRINTERS<br>1930 S BON VIEW AVE #14<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0005477
**Owner Info:** PRIETO, ED & MENDOZA, JOE
**Mailing Care of:**
**Mailing Address 1:** 1707 S GROVE ST STE A
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Detail(s)***

***Permit ID:*** PT0006473
***Status:*** INACTIVE
***Program Element Code:*** 4430
***Permit Desc:*** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
***To:*** 12/31/2008

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 1 | ***4 of 6*** | ***E*** | ***0.00 / 0.00*** | ***866.35 / -4*** | ***QUALITY OFFSET PRINTERS<br>1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532*** | HAZNET |

***SIC Code:***
***NAICS Code:*** 32311
***EPA ID:*** CAL000095238
***Create Date:*** 7/12/1993
***Fac Act Ind:*** No
***Inact Date:*** 6/15/2005
***County Code:*** 36
***County Name:*** San Bernardino
***Mail Name:***
***Mailing Addr 1:*** 1930 S BON VIEW AVE STE 14
***Mailing Addr 2:***
***Owner Fax:***

***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 917615532
***Region Code:*** 4
***Owner Name:*** QUALITY OFFEST PRINTERS
***Owner Addr 1:*** 1930 BEN VIEW AVE #14
***Owner Addr 2:***
***Owner City:*** ONTARIO
***Owner State:*** CA
***Owner Zip:*** 917615532
***Owner Phone:*** 9099471433

***Contact Information***
***--*** --
***Contact Name:*** JOE MENDOZA OR ED PRIETO/OWNER
***Street Address 1:*** 1930 S BON VIEW AVE STE 14
***Street Address 2:***
***City:*** ONTARIO
***State:*** CA
***Zip:*** 917615532
***Phone:*** 9099471433
***--*** --
***--*** --
***Tanner Information***
***--*** --
***Generator EPA ID:*** CAL000095238
***Generator County Code:*** 36
***Generator County:*** San Bernardino
***TSD EPA ID:*** CAT000613976
***TSD County Code:*** 30
***TSD County:*** Orange
***State Waste Code:*** 741
***State Waste Code Desc.:*** Liquids with halogenated organic compounds >= 1,000 Mg./L
***Method Code:*** H01
***Method Description:*** Transfer station
***Tons:*** 0.0166
***Year:*** 2000
***--*** --
***Generator EPA ID:*** CAL000095238
***Generator County Code:*** 36
***Generator County:*** San Bernardino
***TSD EPA ID:*** CAT000613976
***TSD County Code:*** 30
***TSD County:*** Orange
***State Waste Code:*** 741
***State Waste Code Desc.:*** Liquids with halogenated organic compounds >= 1,000 Mg./L
***Method Code:*** H01
***Method Description:*** Transfer station
***Tons:*** 0.083
***Year:*** 2001
***--*** --
***Generator EPA ID:*** CAL000095238
***Generator County Code:*** 36
***Generator County:*** San Bernardino

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.06672 |
| **Year:** | 2002 |
| **--** | -- |
| **Generator EPA ID:** | CAL000095238 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.06672 |
| **Year:** | 2003 |
| **--** | -- |
| **Generator EPA ID:** | CAL000095238 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.05004 |
| **Year:** | 2004 |
| **--** | -- |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 1 | 5 of 6 | E | 0.00 / 0.00 | 866.35 / -4 | COLUMN ENGINEERING<br>1930 S BON VIEW AVE<br>ONTARIO CA 917610000 | HAZNET |

| | | | |
|---|---|---|---|
| **SIC Code:** | 2835 | **Mailing City:** | ONTARIO |
| **NAICS Code:** | 325412 | **Mailing State:** | CA |
| **EPA ID:** | CAL000137623 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 12/19/1994 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | JOHN WIESER |
| **Inact Date:** | 9/14/2009 | **Owner Addr 1:** | 1930 S BON VIEW AVE STE 20 |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | 1930 S BON VIEW AVE STE 20 | **Owner Zip:** | 917610000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099473000 |
| **Owner Fax:** | 0000000000 | | |

**Contact Information**

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | JOHN WIESER/OWNER |
| **Street Address 1:** | 1930 S BON VIEW AVE STE 20 |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 917610000 |
| **Phone:** | 9099473000 |
| **--** | -- |
| **--** | -- |

**Tanner Information**

| | |
|---|---|
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |

| | |
|---|---|
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 135 |
| **State Waste Code Desc.:** | Unspecified aqueous solution |
| **Method Code:** | H141 |
| **Method Description:** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| **Tons:** | 0.021 |
| **Year:** | 2008 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H061 |
| **Method Description:** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| **Tons:** | 0.2085 |
| **Year:** | 2007 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H061 |
| **Method Description:** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| **Tons:** | 0.2085 |
| **Year:** | 2008 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD000088252 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.2293 |
| **Year:** | 1996 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD000088252 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.4378 |
| **Year:** | 1998 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |

| | |
|---|---|
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.0417 |
| **Year:** | 1999 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.3753 |
| **Year:** | 2000 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.4586 |
| **Year:** | 2001 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.22935 |
| **Year:** | 2002 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.22935 |
| **Year:** | 2004 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |

| | |
|---|---|
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.22935 |
| **Year:** | 2005 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 211 |
| **State Waste Code Desc.:** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.2085 |
| **Year:** | 2006 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 214 |
| **State Waste Code Desc.:** | Unspecified solvent mixture |
| **Method Code:** | H061 |
| **Method Description:** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| **Tons:** | 0.108 |
| **Year:** | 2008 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD000088252 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 221 |
| **State Waste Code Desc.:** | Waste oil and mixed oil |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.209 |
| **Year:** | 1997 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD028409019 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 221 |
| **State Waste Code Desc.:** | Waste oil and mixed oil |
| **Method Code:** | T01 |
| **Method Description:** | Treatment, tank |
| **Tons:** | 0.209 |
| **Year:** | 2002 |
| **--** | -- |
| **Generator EPA ID:** | CAL000137623 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD982444481 |
| **TSD County Code:** | 36 |
| **TSD County:** | San Bernardino |
| **State Waste Code:** | 611 |
| **State Waste Code Desc.:** | Contaminated soil from site clean-up |
| **Method Code:** | |
| **Method Description:** | |
| **Tons:** | 0.125 |
| **Year:** | 2003 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| -- | | -- | | | | |
| 1 | 6 of 6 | E | 0.00 / 0.00 | 866.35 / -4 | QUALITY PRINTERS LLC<br>1930 S BON VIEW AVE STE 14<br>ONTARIO CA 917615532 | HAZNET |

| | | | |
|---|---|---|---|
| **SIC Code:** | 7389 | **Mailing City:** | ORANGE |
| **NAICS Code:** | 561439 | **Mailing State:** | CA |
| **EPA ID:** | CAL000295237 | **Mailing Zip:** | 928696047 |
| **Create Date:** | 6/15/2005 4:29:22 PM | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | MIKE BURNS |
| **Inact Date:** | 6/30/2008 | **Owner Addr 1:** | 5838 E SANDSTONE CT |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ORANGE |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | 5838 E SANDSTONE CT | **Owner Zip:** | 928696047 |
| **Mailing Addr 2:** | | **Owner Phone:** | 7147914212 |
| **Owner Fax:** | | | |

**Contact Information**

| | |
|---|---|
| -- | -- |
| **Contact Name:** | MIKE BURNS |
| **Street Address 1:** | 1930 S BON VIEW AVE STE 14 |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 917615532 |
| **Phone:** | 9099471433 |
| -- | -- |
| -- | -- |

**Tanner Information**

| | |
|---|---|
| -- | -- |
| **Generator EPA ID:** | CAL000295237 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H141 |
| **Method Description:** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| **Tons:** | 0.03336 |
| **Year:** | 2007 |
| -- | -- |
| **Generator EPA ID:** | CAL000295237 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H141 |
| **Method Description:** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| **Tons:** | 0.03336 |
| **Year:** | 2008 |
| -- | -- |
| **Generator EPA ID:** | CAL000295237 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613893 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| **Method Code:** | | H01 | | | | |
| **Method Description:** | | Transfer station | | | | |
| **Tons:** | | 0.02085 | | | | |
| **Year:** | | 2006 | | | | |
| **--** | | -- | | | | |
| 2 | 1 of 1 | ESE | 0.00 / 0.00 | 863.36 / -7 | W. H. THORNTON CO<br>1948 S BON VIEW<br>ONTARIO CA 91761 | EMISSIONS |

***1987 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 22268 | **CERR Code:** | |
| **Facility SIC Code:** | 2511 | **TOGT:** | 0 |
| **CO:** | 36 | **ROGT:** | 0 |
| **Air Basin:** | SC | **COT:** | |
| **District:** | SC | **NOXT:** | |
| **COID:** | SBD | **SOXT:** | |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | |
| **CHAPIS:** | | **PM10T:** | |

***1987 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 22268 | **COID:** | SBD |
| **Facility SIC Code:** | 2511 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | 1 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | NOVA MEN AUTO REPAIR<br>1914 S BON VIEW #4<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0010493 |
| **Owner Info:** | DELGADO, MANUEL |
| **Mailing Care of:** | NOVA MEN |
| **Mailing Address 1:** | 7040 ARCHIBALD AVE. #74 |
| **Mailing Address 2:** | |
| **Mailing City:** | ALTA LOMA |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91701 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0017843 |
| **Status:** | INACTIVE |
| **Program Element Code:** | 4420 |
| **Permit Desc:** | SPECIAL GENERATOR |
| **To:** | 8/31/2007 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | 2 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | ABS GLOBAL INC<br>1914 S BON VIEW UNIT 3<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0010805 |
| **Owner Info:** | ABS GLOBAL INC |
| **Mailing Care of:** | LORI HELLABRAND |
| **Mailing Address 1:** | 1914 S BON VIEW #3 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0018548
**Status:** INACTIVE
**Program Element Code:** 4241
**Permit Desc:** HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
**To:** 2/28/2016

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 3 | 3 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | LARRY RAMONEDA<br>1914 S BON VIEW AVE<br>ONTARIO CA 917615546 | HAZNET |

**SIC Code:**
**NAICS Code:**
**EPA ID:** CAC002632556
**Create Date:** 7/14/2008
**Fac Act Ind:** No
**Inact Date:** 1/11/2009
**County Code:** 36
**County Name:** San Bernardino
**Mail Name:**
**Mailing Addr 1:** 1949 E PUENTE ST
**Mailing Addr 2:**
**Owner Fax:**

**Mailing City:** COVINA
**Mailing State:** CA
**Mailing Zip:** 917243375
**Region Code:** 4
**Owner Name:** LARRY RAMONEDA
**Owner Addr 1:** 1949 E PUENTE ST
**Owner Addr 2:**
**Owner City:** COVINA
**Owner State:** CA
**Owner Zip:** 917243375
**Owner Phone:** 9099174679

***Contact Information***
**--** --
**Contact Name:** LARRY RAMONEDA
**Street Address 1:** 1949 E PUENTE ST
**Street Address 2:**
**City:** COVINA
**State:** CA
**Zip:** 917243375
**Phone:** 9099174679
**--** --

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 3 | 4 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | NOVA MEN AUTO REPAIR<br>1914 S BON VIEW AVE STE 4<br>ONTARIO CA 917615546 | HAZNET |

**SIC Code:** 7699
**NAICS Code:** 81149
**EPA ID:** CAL000300907
**Create Date:** 11/30/2005 10:50:53 AM
**Fac Act Ind:** No
**Inact Date:** 6/30/2007
**County Code:** 36
**County Name:** San Bernardino
**Mail Name:**
**Mailing Addr 1:** 1914 S BON VIEW AVE STE 4
**Mailing Addr 2:**
**Owner Fax:** 9099301902

**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 917615546
**Region Code:** 4
**Owner Name:** MANUEL DELGADO
**Owner Addr 1:** 10033 BAYWOOD WAY
**Owner Addr 2:**
**Owner City:** ALTA LOMA
**Owner State:** CA
**Owner Zip:** 917370000
**Owner Phone:** 9094838359

***Contact Information***
**--** --
**Contact Name:** MANUEL DELGADO
**Street Address 1:** 1914 S BON VIEW AVE STE 4
**Street Address 2:**
**City:** ONTARIO
**State:** CA
**Zip:** 917615546

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| **Phone:** | 9099232181 |
| -- | -- |
| -- | -- |
| **Tanner Information** | |
| -- | -- |
| **Generator EPA ID:** | CAL000300907 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD059494310 |
| **TSD County Code:** | 43 |
| **TSD County:** | Santa Clara |
| **State Waste Code:** | 222 |
| **State Waste Code Desc.:** | Oil/water separation sludge |
| **Method Code:** | R01 |
| **Method Description:** | Recycler |
| **Tons:** | 5.2125 |
| **Year:** | 2002 |
| -- | -- |

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | 5 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | **ABS GLOBAL INC**<br>**1914 S BON VIEW UNIT 3**<br>**ONTARIO CA 91761** | FINDS/FRS |

| | |
|---|---|
| **Registry ID:** | 110065503976 |
| **FIPS Code:** | |
| **HUC Code:** | 18070203 |
| **Site Type Name:** | STATIONARY |
| **Location Description:** | |
| **Supplemental Location:** | |
| **Create Date:** | 13-OCT-15 |
| **Update Date:** | |
| **Interest Types:** | STATE MASTER |
| **SIC Codes:** | |
| **SIC Code Descriptions:** | |
| **NAICS Codes:** | |
| **NAICS Code Descriptions:** | |
| **Conveyor:** | FRS-GEOCODE |
| **Federal Facility Code:** | |
| **Federal Agency Name:** | |
| **Tribal Land Code:** | |
| **Tribal Land Name:** | |
| **Congressional Dist No:** | 43 |
| **Census Block Code:** | 060710018131010 |
| **EPA Region Code:** | 09 |
| **County Name:** | SAN BERNARDINO COUNT |
| **US/Mexico Border Ind:** | |
| **Latitude:** | 34.03899 |
| **Longitude:** | -117.63744 |
| **Reference Point:** | CENTER OF A FACILITY OR STATION |
| **Coord Collection Method:** | ADDRESS MATCHING-HOUSE NUMBER |
| **Accuracy Value:** | 30 |
| **Datum:** | NAD83 |
| **Source:** | |
| **Facility Detail Rprt URL:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065503976 |
| **Program Acronyms:** | |

CA-ENVIROVIEW:2691

| | | | | | | |
|---|---|---|---|---|---|---|
| 3 | 6 of 6 | ENE | 0.00 / 0.00 | 869.45 / -1 | **CUSTOM COLOR FRAME**<br>**1914 BON VIEW**<br>**ONTARIO CA** | EMISSIONS |

***1987 Criteria Data***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Facility ID:** 50374
**Facility SIC Code:** 7538
**CO:** 36
**Air Basin:** SC
**District:** SC
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**
**TOGT:** 2
**ROGT:** 1.936
**COT:**
**NOXT:**
**SOXT:**
**PMT:**
**PM10T:**

***1987 Toxic Data***

**Facility ID:** 50374
**Facility SIC Code:** 7538
**CO:** 36
**Air Basin:** SC
**District:** SC
**TS:**
**Health Risk Asmt:**
**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**

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**4** | **1 of 11** | **ESE** | **0.01 / 30.77** | **864.04 / -6** | **JLMC, INC**
**1944 S BON VIEW**
**ONTARIO CA 91761** | **SANBERN CUPA**

**Facility ID:** FA0004143
**Owner Info:** Richard Jr. Geary
**Mailing Care of:**
**Mailing Address 1:** P.O. BOX 3817
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0019544
**Status:** ACTIVE
**Program Element Code:** 4452
**Permit Desc:** CONDITIONALLY EXEMPT SM QTY GENERATOR
**To:** 8/31/2021

**Permit ID:** PT0005088
**Status:** ACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 8/31/2021

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**4** | **2 of 11** | **ESE** | **0.01 / 30.77** | **864.04 / -6** | **J L M C INC**
**1944 BON VIEW AVE**
**ONTARIO CA 917615503** | **HAZNET**

**SIC Code:** 2499,3412,3429,3433,3443,3444,3499,3537,3569,3634
**NAICS Code:** 332322,332439,333414
**EPA ID:** CAL000268240
**Create Date:** 3/26/2003
**Fac Act Ind:** Yes
**Inact Date:**
**County Code:** 36
**County Name:** San Bernardino
**Mail Name:**
**Mailing Addr 1:** PO BOX 3817
**Mailing Addr 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 917610000
**Region Code:** 4
**Owner Name:** J L M C INC
**Owner Addr 1:** 1944 BON VIEW AVE
**Owner Addr 2:**
**Owner City:** ONTARIO
**Owner State:** CA
**Owner Zip:** 917615503
**Owner Phone:** 9099472980

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Owner Fax:** 0000000000

**Contact Information**

| | |
|---|---|
| -- | -- |
| **Contact Name:** | CHUCK GARDENHIRE |
| **Street Address 1:** | 1944 S BON VIEW AVE |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 91761 |
| **Phone:** | 9099472980 |
| -- | -- |
| -- | -- |

**Tanner Information**

| | |
|---|---|
| -- | -- |
| **Generator EPA ID:** | CAL000268240 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT080033681 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 352 |
| **State Waste Code Desc.:** | Other organic solids |
| **Method Code:** | D80 |
| **Method Description:** | Disposal, landfill |
| **Tons:** | 0.3 |
| **Year:** | 2003 |
| -- | -- |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 4 | 3 of 11 | ESE | 0.01 / 30.77 | 864.04 / -6 | J L M C INC<br>1944 BON VIEW<br>ONTARIO CA 917615503 | HAZNET |

| | | | |
|---|---|---|---|
| **SIC Code:** | | **Mailing City:** | ONTARIO |
| **NAICS Code:** | | **Mailing State:** | CA |
| **EPA ID:** | CAP000033472 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 5/13/1998 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | RICHARD GEARY |
| **Inact Date:** | 12/21/2000 | **Owner Addr 1:** | 1944 BON VIEW |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | 1944 BON VIEW | **Owner Zip:** | 917610000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099472980 |
| **Owner Fax:** | | | |

**Contact Information**

| | |
|---|---|
| -- | -- |
| **Contact Name:** | MR DON CHRISTY |
| **Street Address 1:** | 1944 BON VIEW |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 917610000 |
| **Phone:** | -- |
| -- | -- |
| -- | -- |

**Tanner Information**

| | |
|---|---|
| -- | -- |
| **Generator EPA ID:** | CAP000033472 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAD008252405 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 343 |
| **State Waste Code Desc.:** | Unspecified organic liquid mixture |
| **Method Code:** | R01 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Method Description:** Recycler
**Tons:** 0.561
**Year:** 1997
**--** --

---

**4** **4 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **JLMCNA INC**
**1944 S BON VIEW**
**ONTARIO CA 91761**
**FINDS/FRS**

**Registry ID:** 110065899558
**FIPS Code:**
**HUC Code:** 18070203
**Site Type Name:** STATIONARY
**Location Description:**
**Supplemental Location:**
**Create Date:** 13-OCT-15
**Update Date:**
**Interest Types:** STATE MASTER
**SIC Codes:** 3400
**SIC Code Descriptions:**
**NAICS Codes:**
**NAICS Code Descriptions:**
**Conveyor:** FRS-GEOCODE
**Federal Facility Code:**
**Federal Agency Name:**
**Tribal Land Code:**
**Tribal Land Name:**
**Congressional Dist No:** 43
**Census Block Code:** 060710018031021
**EPA Region Code:** 09
**County Name:** SAN BERNARDINO COUNT
**US/Mexico Border Ind:**
**Latitude:** 34.038336
**Longitude:** -117.637211
**Reference Point:** ENTRANCE POINT OF A FACILITY OR STATION
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER
**Accuracy Value:** 50
**Datum:** NAD83
**Source:**
**Facility Detail Rprt URL:** https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065899558
**Program Acronyms:**

CA-ENVIROVIEW:40052

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**4** **5 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **FLO-BIN RENTALS**
**1944 S BON VIEW AVE**
**ONTARIO CA 917615503**
**HAZNET**

**SIC Code:** 7359,7699
**NAICS Code:** 562991
**EPA ID:** CAL000414437
**Create Date:** 2/18/2016
**Fac Act Ind:** Yes
**Inact Date:**
**County Code:** 36
**County Name:** San Bernardino
**Mail Name:**
**Mailing Addr 1:** 1944 S BON VIEW AVE
**Mailing Addr 2:**
**Owner Fax:** 8322244319

**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 917615503
**Region Code:** 4
**Owner Name:** CCKX INC
**Owner Addr 1:** 17225 EL CAMINO REAL STE 340
**Owner Addr 2:**
**Owner City:** HOUSTON
**Owner State:** TX
**Owner Zip:** 77058
**Owner Phone:** 8322249073

**Contact Information**
**--** --
**Contact Name:** GARY J GARCIA
**Street Address 1:** 1944 S BON VIEW AVE

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Street Address 2:**
**City:** ONTARIO
**State:** CA
**Zip:** 917615503
**Phone:** 6268629251
**--** --

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**4** **6 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **JLMC INC**
**1944 S BON VIEW AVE**
**ONTARIO CA 91761**
**FINDS/FRS**

**Registry ID:** 110070090553
**FIPS Code:**
**HUC Code:** 18070203
**Site Type Name:** STATIONARY
**Location Description:**
**Supplemental Location:**
**Create Date:** 07-AUG-17
**Update Date:**
**Interest Types:** ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL
**SIC Codes:** 3444
**SIC Code Descriptions:** SHEET METALWORK
**NAICS Codes:**
**NAICS Code Descriptions:**
**Conveyor:** ICIS
**Federal Facility Code:**
**Federal Agency Name:**
**Tribal Land Code:**
**Tribal Land Name:**
**Congressional Dist No:** 43
**Census Block Code:** 060710018131010
**EPA Region Code:** 09
**County Name:**
**US/Mexico Border Ind:**
**Latitude:** 34.0386
**Longitude:** -117.63726
**Reference Point:**
**Coord Collection Method:**
**Accuracy Value:**
**Datum:** NAD83
**Source:**
**Facility Detail Rprt URL:** https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070090553
**Program Acronyms:**

NPDES:CAZ338008

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**4** **7 of 11** **ESE** **0.01 / 30.77** **864.04 / -6** **JLMC, INC**
**1944 S BON VIEW**
**ONTARIO CA 91761**
**CERS HAZ**

**Site ID:** 40052
**Latitude:** 34.038378
**Longitude:** -117.637370
**County:**

***Regulated Programs***

**EI ID:** 10040932 **EI Description:** Chemical Storage Facilities

**EI ID:** 10040932 **EI Description:** Hazardous Waste Generator

***Evaluations***

***Eval Date:*** 06/04/2015
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 08/23/2018
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 08/23/2018
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 06/04/2015
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

***Affil Type Desc:*** Environmental Contact
***Entity Name:*** THOMAS LAO
***Entity Title:***
***Address:*** 11660 Church St. #28
***City:*** Rancho Cucamonga
***State:*** CA
***Country:***
***Zip Code:*** 91739
***Phone:***

***Affil Type Desc:*** CUPA District
***Entity Name:*** San Bernardino County Fire
***Entity Title:***
***Address:*** 620 South E Street
***City:*** San Bernardino
***State:*** CA
***Country:***
***Zip Code:*** 92415-0153
***Phone:*** (909) 386-8401

***Affil Type Desc:*** Property Owner
***Entity Name:*** Richard Jr. Geary
***Entity Title:***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Address:** 1944 S BON VIEW
**City:** ONTARIO
**State:** CA
**Country:** United States
**Zip Code:** 91761
**Phone:** (909) 947-2980

**Affil Type Desc:** Parent Corporation
**Entity Name:** JLMC, INC
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:**

**Affil Type Desc:** Facility Mailing Address
**Entity Name:** Mailing Address
**Entity Title:**
**Address:** 1944 S BON VIEW
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761
**Phone:**

**Affil Type Desc:** Legal Owner
**Entity Name:** Richard Jr. Geary
**Entity Title:**
**Address:** 1944 S BON VIEW
**City:** ONTARIO
**State:** CA
**Country:** United States
**Zip Code:** 91761
**Phone:** (909) 947-2980

**Affil Type Desc:** Operator
**Entity Name:** JLMC Inc. / Chuck Gardenhire
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:** (909) 947-2980

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 4 | 8 of 11 | ESE | 0.01 / 30.77 | 864.04 / -6 | CORPORATE RESOURCE SERVICES<br>1944 S BONVIEW AVE<br>ONTARIO CA 91761 | FINDS/FRS |

**Registry ID:** 110070318958
**FIPS Code:**
**HUC Code:**
**Site Type Name:**
**Location Description:**
**Supplemental Location:**
**Create Date:** 27-SEP-18
**Update Date:**
**Interest Types:** OSHA ESTABLISHMENT
**SIC Codes:** 3446
**SIC Code Descriptions:** ARCHITECTURAL AND ORNAMENTAL METALWORK
**NAICS Codes:** 332323
**NAICS Code Descriptions:** ORNAMENTAL AND ARCHITECTURAL METAL WORK MANUFACTURING.
**Conveyor:**
**Federal Facility Code:**
**Federal Agency Name:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| **Tribal Land Code:** | |
| **Tribal Land Name:** | |
| **Congressional Dist No:** | |
| **Census Block Code:** | |
| **EPA Region Code:** | 09 |
| **County Name:** | |
| **US/Mexico Border Ind:** | |
| **Latitude:** | |
| **Longitude:** | |
| **Reference Point:** | |
| **Coord Collection Method:** | |
| **Accuracy Value:** | |
| **Datum:** | NAD83 |
| **Source:** | |
| **Facility Detail Rprt URL:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070318958 |
| **Program Acronyms:** | |

OSHA-OIS:316350909

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 4 | 9 of 11 | ESE | 0.01 / 30.77 | 864.04 / -6 | J L M C INC<br>1944 BON VIEW AVE<br>ONTARIO CA 91761-5503 | RCRA NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAL000268240 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | CHUCK GARDENHIRE |
| **Contact Address:** | 1944 S BON VIEW AVE , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-947-2980 |
| **Contact Email:** | CHUCK@JLMC.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20030326 |
| **Location Latitude:** | 34.038277 |
| **Location Longitude:** | -117.637265 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |

| | |
|---|---|
| **Receive Date:** | 20030326 |
| **Handler Name:** | J L M C INC |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1944 S BON VIEW AVE |
| **Name:** | CHUCK GARDENHIRE | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-2980 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1944 BON VIEW AVE |
| **Name:** | J L M C INC | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-2980 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-5503 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 4 | 10 of 11 | ESE | 0.01 / 30.77 | 864.04 / -6 | J L M C INC<br>1944 BON VIEW AVE<br>ONTARIO CA 91761-5503 | FINDS/FRS |

| | |
|---|---|
| **Registry ID:** | 110070457433 |
| **FIPS Code:** | 06071 |
| **HUC Code:** | |
| **Site Type Name:** | STATIONARY |
| **Location Description:** | |
| **Supplemental Location:** | |
| **Create Date:** | 02-JAN-19 |
| **Update Date:** | |
| **Interest Types:** | OTHER HAZARDOUS WASTE ACTIVITIES, SQG, TRANSPORTER |
| **SIC Codes:** | |
| **SIC Code Descriptions:** | |
| **NAICS Codes:** | 332322, 332439, 333414 |
| **NAICS Code Descriptions:** | HEATING EQUIPMENT (EXCEPT WARM AIR FURNACES) MANUFACTURING., OTHER METAL CONTAINER MANUFACTURING., SHEET METAL WORK MANUFACTURING. |
| **Conveyor:** | |
| **Federal Facility Code:** | |
| **Federal Agency Name:** | |
| **Tribal Land Code:** | |
| **Tribal Land Name:** | |
| **Congressional Dist No:** | |
| **Census Block Code:** | |
| **EPA Region Code:** | 09 |
| **County Name:** | SAN BERNARDINO |
| **US/Mexico Border Ind:** | |
| **Latitude:** | |
| **Longitude:** | |
| **Reference Point:** | |
| **Coord Collection Method:** | |
| **Accuracy Value:** | |
| **Datum:** | NAD83 |
| **Source:** | |
| **Facility Detail Rprt URL:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457433 |
| **Program Acronyms:** | |

RCRAINFO:CAL000268240, RCRAINFO:CAP000033472

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 4 | 11 of 11 | ESE | 0.01 / 30.77 | 864.04 / -6 | J L M C INC<br>1944 BON VIEW<br>ONTARIO CA 91761 | RCRA SQG |

**EPA Handler ID:** CAP000033472
**Gen Status Universe:** Small Quantity Generator
**Contact Name:** DON CHRISTY
**Contact Address:** 1944 BON VIEW , , ONTARIO , CA, 91761 , US
**Contact Phone No and Ext:** 909-947-2980
**Contact Email:**
**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 19971104
**Location Latitude:** 34.038277
**Location Longitude:** -117.637265

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 19971104
**Handler Name:** J L M C INC
**Federal Waste Generator Code:** 2
**Generator Code Description:** Small Quantity Generator
**Source Type:** Implementer

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 19971104
**Handler Name:** J L M C INC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Notification

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Private
**Street No:**
**Street 1:** 1944 BON VIEW

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Name:** | RICHARD GEARY | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-2980 | **Country:** | |
| **Source Type:** | Notification | **Zip Code:** | 91761 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 1944 BON VIEW |
| **Name:** | RICHARD GEARY | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-2980 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

***Historical Handler Details***

| | |
|---|---|
| **Receive Dt:** | 19971104 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | J L M C INC |

---

**5** | ***1 of 4*** | ***ESE*** | ***0.01 / 70.30*** | ***864.43 / -6*** | ***PETERSON PIPELINE INC***<br>***1945 S BON VIEW***<br>***ONTARIO CA 91761*** | ***HAZNET***

| | | | |
|---|---|---|---|
| **SIC Code:** | 1521,1531,8741 | **Mailing City:** | CHINO |
| **NAICS Code:** | 23321 | **Mailing State:** | CA |
| **EPA ID:** | CAL000279724 | **Mailing Zip:** | 917080000 |
| **Create Date:** | 3/5/2004 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | PETERSON PIPELINE INC |
| **Inact Date:** | 6/30/2015 | **Owner Addr 1:** | 6871 WEEPING WILLOW CT |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | CHINO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | PO BOX 1649 | **Owner Zip:** | 917100000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9093931906 |
| **Owner Fax:** | 0000000000 | | |

***Contact Information***

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | GREG PETERSON |
| **Street Address 1:** | 6871 WEEPING WILLOW CT |
| **Street Address 2:** | |
| **City:** | CHINO |
| **State:** | CA |
| **Zip:** | 917100000 |
| **Phone:** | 9093931906 |
| **--** | -- |

---

**5** | ***2 of 4*** | ***ESE*** | ***0.01 / 70.30*** | ***864.43 / -6*** | ***OSS INC***<br>***1945 S BON VIEW***<br>***ONTARIO CA 91761*** | ***HAZNET***

| | | | |
|---|---|---|---|
| **SIC Code:** | 4212 | **Mailing City:** | ONTARIO |
| **NAICS Code:** | 562119 | **Mailing State:** | CA |
| **EPA ID:** | CAL000283115 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 6/15/2004 3:13:48 PM | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | OSS INC |
| **Inact Date:** | 6/30/2013 | **Owner Addr 1:** | PO BOX 3995 |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | PO BOX 3995 | **Owner Zip:** | 917610000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099473980 |
| **Owner Fax:** | 0000000000 | | |

***Contact Information***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| -- | -- |
| Contact Name: | DAVID SHEPPLER |
| Street Address 1: | 12743 CYPRESS AVE |
| Street Address 2: | |
| City: | CHINO |
| State: | CA |
| Zip: | 917100000 |
| Phone: | 9096281140 |
| -- | -- |

| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | 3 of 4 | ESE | 0.01 / 70.30 | 864.43 / -6 | PETERSON PIPELINE INC<br>1945 S BON VIEW<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

| | |
|---|---|
| EPA Handler ID: | CAL000279724 |
| Gen Status Universe: | No Report |
| Contact Name: | GREG PETERSON |
| Contact Address: | 3863 PILGRIMS WAY , , CHINO , CA, 91710 , |
| Contact Phone No and Ext: | 909-393-1906 |
| Contact Email: | DIGDIRT1986@AOL.COM |
| Contact Country: | |
| County Name: | SAN BERNARDINO |
| EPA Region: | 09 |
| Land Type: | |
| Receive Date: | 20040305 |
| Location Latitude: | 34.038128 |
| Location Longitude: | -117.637182 |

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| Importer Activity: | No |
| Mixed Waste Generator: | No |
| Transporter Activity: | No |
| Transfer Facility: | No |
| Onsite Burner Exemption: | No |
| Furnace Exemption: | No |
| Underground Injection Activity: | No |
| Commercial TSD: | No |
| Used Oil Transporter: | No |
| Used Oil Transfer Facility: | No |
| Used Oil Processor: | No |
| Used Oil Refiner: | No |
| Used Oil Burner: | No |
| Used Oil Market Burner: | No |
| Used Oil Spec Marketer: | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| Sequence No: | 1 |
| Receive Date: | 20040305 |
| Handler Name: | PETERSON PIPELINE INC |
| Source Type: | Implementer |
| Federal Waste Generator Code: | N |
| Generator Code Description: | Not a Generator, Verified |

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner **Street No:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| **Type:** | Other | **Street 1:** | 3863 PILGRIMS WAY |
| **Name:** | GREG PETERSON | **Street 2:** | |
| **Date Became Current:** | | **City:** | CHINO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-393-1906 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91710 |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 3863 PILGRIMS WAY |
| **Name:** | GREG PETERSON | **Street 2:** | |
| **Date Became Current:** | | **City:** | CHINO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-393-1906 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91710 |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | 4 of 4 | ESE | 0.01 / 70.30 | 864.43 / -6 | **PETERSON PIPELINE INC**<br>**1945 S BON VIEW**<br>**ONTARIO CA 91761** | FINDS/FRS |

| | |
|---|---|
| **Registry ID:** | 110070457023 |
| **FIPS Code:** | 06071 |
| **HUC Code:** | |
| **Site Type Name:** | STATIONARY |
| **Location Description:** | |
| **Supplemental Location:** | |
| **Create Date:** | 02-JAN-19 |
| **Update Date:** | |
| **Interest Types:** | OTHER HAZARDOUS WASTE ACTIVITIES, TRANSPORTER |
| **SIC Codes:** | |
| **SIC Code Descriptions:** | |
| **NAICS Codes:** | |
| **NAICS Code Descriptions:** | |
| **Conveyor:** | |
| **Federal Facility Code:** | |
| **Federal Agency Name:** | |
| **Tribal Land Code:** | |
| **Tribal Land Name:** | |
| **Congressional Dist No:** | |
| **Census Block Code:** | |
| **EPA Region Code:** | 09 |
| **County Name:** | SAN BERNARDINO |
| **US/Mexico Border Ind:** | |
| **Latitude:** | |
| **Longitude:** | |
| **Reference Point:** | |
| **Coord Collection Method:** | |
| **Accuracy Value:** | |
| **Datum:** | NAD83 |
| **Source:** | |
| **Facility Detail Rprt URL:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457023 |
| **Program Acronyms:** | |

RCRAINFO:CAL000279724

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| | | | | | | |
|---|---|---|---|---|---|---|
| 6 | 1 of 2 | NE | 0.02 / 83.88 | 871.55 / 1 | **POUCHES, INC.**<br>**1901 S. BONVIEW AVE.**<br>**ONTARIO CA 91761-5601** | FINDS/FRS |

| | |
|---|---|
| **Registry ID:** | 110015311312 |
| **FIPS Code:** | 06071 |
| **HUC Code:** | 18070203 |
| **Site Type Name:** | STATIONARY |
| **Location Description:** | |
| **Supplemental Location:** | |
| **Create Date:** | 17-JUL-03 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| **Update Date:** | 23-DEC-15 |
| **Interest Types:** | COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, OSHA ESTABLISHMENT, OTHER HAZARDOUS WASTE ACTIVITIES, PESTICIDE PRODUCER |
| **SIC Codes:** | |
| **SIC Code Descriptions:** | |
| **NAICS Codes:** | 325998, 326112 |
| **NAICS Code Descriptions:** | ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION MANUFACTURING., PLASTICS PACKAGING FILM AND SHEET (INCLUDING LAMINATED) MANUFACTURING. |
| **Conveyor:** | FRS-GEOCODE |
| **Federal Facility Code:** | |
| **Federal Agency Name:** | |
| **Tribal Land Code:** | |
| **Tribal Land Name:** | |
| **Congressional Dist No:** | 43 |
| **Census Block Code:** | 060710018031021 |
| **EPA Region Code:** | 09 |
| **County Name:** | SAN BERNARDINO |
| **US/Mexico Border Ind:** | |
| **Latitude:** | 34.03951 |
| **Longitude:** | -117.63723 |
| **Reference Point:** | CENTER OF A FACILITY OR STATION |
| **Coord Collection Method:** | ADDRESS MATCHING-HOUSE NUMBER |
| **Accuracy Value:** | 30 |
| **Datum:** | NAD83 |
| **Source:** | |
| **Facility Detail Rprt URL:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312 |
| **Program Acronyms:** | |

ICIS:3600006552, NCDB:C09#F-09-03-609-46, OSHA-OIS:300861796, RCRAINFO:CAL000436389, SSTS:074497CA001

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| | | | | | | |
|---|---|---|---|---|---|---|
| 6 | 2 of 2 | NE | 0.02 / 83.88 | 871.55 / 1 | **POUCHES, INC**<br>**1901 S BON VIEW AVE -**<br>**ONTARIO CA 91761** | SSTS |

| | |
|---|---|
| **EPA Region:** | 9 |
| **Establishment No:** | 74497-CA-1 |
| **Est Create Update Date:** | |
| **Est Site County:** | San Bernardino |
| **Est Site Country:** | USA |
| **Est Mailing Address:** | 1901 S BON VIEW AVE |
| **Est Mailing Address Line 2:** | - |
| **Est Mail City:** | ONTARIO |
| **Est Mail State:** | CA |
| **Est Mail Zip:** | 91761 |
| **Est Mail Country:** | USA |
| **Company Name:** | POUCHES, INC. |
| **Co Site Address Line 1:** | 1901 S. BONVIEW AVE. |
| **Co Site Address Line 2:** | - |
| **Co Site City:** | ONTARIO |
| **Co Site State:** | CA |
| **Co Site Zip:** | 91761 |
| **Co Site Country:** | USA |
| **Co Mailing Address Line 1:** | 1901 S. BONVIEW AVE. |
| **Co Mail Address Line 2:** | - |
| **Co Mail City:** | ONTARIO |
| **Co Mail State:** | CA |
| **Co Mail Zip:** | 91761 |
| **Co Mail Country:** | USA |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 7 | 1 of 1 | NE | 0.02 / 85.51 | 870.57 / 0 | **POUCHES, INC.**<br>**1901 S. BONVIEW AVE.**<br>**ONTARIO CA 91761-5601** | ICIS |

| | | | |
|---|---|---|---|
| **EPA Region:** | | **Federal Facility ID:** | |
| **Registry ID:** | 110015311312 | **Tribal Land Code:** | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Program Sys ID:** | 3600006552 | **County:** | SAN BERNARDINO |
| **Prog Sys Acrnym:** | ICIS | **Latitude:** | 34.03951 |
| **Permit Type:** | | **Longitude:** | -117.63723 |

***Details***

| | | | |
|---|---|---|---|
| **Interest Type:** | ENFORCEMENT/COMPLIANCE ACTIVITY | **FIPS Code:** | 06071 |
| **Pgm Report:** | no data yet | **Public Ind:** | Y |
| **Active Status:** | | **Accuracy Value:** | 30 |
| **HUC8 Code:** | 18070203 | **Ref Point Desc:** | CENTER OF A FACILITY OR STATION |
| **Collect Mth Desc:** | ADDRESS MATCHING-HOUSE NUMBER | | |
| **Fac Url:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312 | | |
| **Program Url:** | | | |

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 8 | 1 of 4 | NE | 0.02 / 87.87 | 871.55 / 1 | **Ontario Fire Dept**<br>**1856 South Bon View Ave**<br>**Ontario CA** | CHMIRS |

| | | | |
|---|---|---|---|
| **Control No:** | | **Notified Date:** | 9/2/199811:30:54 PM |
| **Notified Date Time:** | | **Year:** | 1998 |
| **County:** | San Bernardino County | | |
| **URL:** | | | |

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 8 | 2 of 4 | NE | 0.02 / 87.87 | 871.55 / 1 | **HUB CONSTRUCTION SPECIALTIES**<br>**1856 S BONVIEW AVE**<br>**ONTARIO CA 91761** | HAZNET |

| | | | |
|---|---|---|---|
| **SIC Code:** | | **Mailing City:** | ONTARIO |
| **NAICS Code:** | | **Mailing State:** | CA |
| **EPA ID:** | CAC002554621 | **Mailing Zip:** | 91761 |
| **Create Date:** | 7/29/2002 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | HUB CONSTRUCTION SPECIALTIES |
| **Inact Date:** | 3/18/2003 | **Owner Addr 1:** | 1856 S BONVIEW AVE |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | 1856 S BONVIEW AVE | **Owner Zip:** | 91761 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099474669 |
| **Owner Fax:** | | | |

***Contact Information***

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | RANDY SMITH |
| **Street Address 1:** | 1856 S BONVIEW AVE |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 91761 |
| **Phone:** | 9099474669 |
| **--** | -- |
| **--** | -- |

***Tanner Information***

| | |
|---|---|
| **--** | -- |
| **Generator EPA ID:** | CAC002554621 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT080013352 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 331 |
| **State Waste Code Desc.:** | Off-specification, aged or surplus organics |
| **Method Code:** | R01 |
| **Method Description:** | Recycler |
| **Tons:** | 0.33 |
| **Year:** | 2002 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| -- | -- |
| Generator EPA ID: | CAC002554621 |
| Generator County Code: | 36 |
| Generator County: | San Bernardino |
| TSD EPA ID: | CAT080033681 |
| TSD County Code: | 19 |
| TSD County: | Los Angeles |
| State Waste Code: | 331 |
| State Waste Code Desc.: | Off-specification, aged or surplus organics |
| Method Code: | R01 |
| Method Description: | Recycler |
| Tons: | 0.1782 |
| Year: | 2002 |
| -- | -- |
| Generator EPA ID: | CAC002554621 |
| Generator County Code: | 36 |
| Generator County: | San Bernardino |
| TSD EPA ID: | CAD008252405 |
| TSD County Code: | 19 |
| TSD County: | Los Angeles |
| State Waste Code: | 343 |
| State Waste Code Desc.: | Unspecified organic liquid mixture |
| Method Code: | R01 |
| Method Description: | Recycler |
| Tons: | 0.035 |
| Year: | 2002 |
| -- | -- |
| Generator EPA ID: | CAC002554621 |
| Generator County Code: | 36 |
| Generator County: | San Bernardino |
| TSD EPA ID: | CAD980884183 |
| TSD County Code: | 34 |
| TSD County: | Sacramento |
| State Waste Code: | 791 |
| State Waste Code Desc.: | Liquids with pH <= 2 |
| Method Code: | D99 |
| Method Description: | Disposal, other |
| Tons: | 0.01 |
| Year: | 2002 |
| -- | -- |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 8 | 3 of 4 | NE | 0.02 / 87.87 | 871.55 / 1 | HUB CONSTRUCTION SPECIALTIESNA INC.<br>1856 S BON VIEW ST<br>ONTARIO CA 91761 | FINDS/FRS |

| | |
|---|---|
| Registry ID: | 110066436039 |
| FIPS Code: | |
| HUC Code: | 18070203 |
| Site Type Name: | STATIONARY |
| Location Description: | |
| Supplemental Location: | |
| Create Date: | 14-OCT-15 |
| Update Date: | |
| Interest Types: | STATE MASTER |
| SIC Codes: | 5032 |
| SIC Code Descriptions: | BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS |
| NAICS Codes: | |
| NAICS Code Descriptions: | |
| Conveyor: | FRS-GEOCODE |
| Federal Facility Code: | |
| Federal Agency Name: | |
| Tribal Land Code: | |
| Tribal Land Name: | |
| Congressional Dist No: | 43 |
| Census Block Code: | 060710018131010 |
| EPA Region Code: | 09 |
| County Name: | SAN BERNARDINO COUNT |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**US/Mexico Border Ind:**
**Latitude:** 34.03955
**Longitude:** -117.63784
**Reference Point:** CENTER OF A FACILITY OR STATION
**Coord Collection Method:** ADDRESS MATCHING-HOUSE NUMBER
**Accuracy Value:** 30
**Datum:** NAD83
**Source:**
**Facility Detail Rprt URL:** https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066436039
**Program Acronyms:**

CA-ENVIROVIEW:37217

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 8 | 4 of 4 | NE | 0.02 / 87.87 | 871.55 / 1 | HUB CONSTRUCTION SPECIALTIES, INC.<br>1856 S BON VIEW ST<br>ONTARIO CA 91761 | DELISTED HAZ |

**Siteid:** 37217
**Latitude:** 34.039558
**Longitude:** -117.637850
**Original Source:** CHAZ
**Record Date:** 20-OCT-2017

---

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 9 | 1 of 1 | NE | 0.03 / 154.77 | 871.53 / 1 | HUB CONSTRUCTION SPECIALTIES, INC.<br>1856 S BON VIEW ST<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0003874
**Owner Info:** HUB CONST SPECIALTIES
**Mailing Care of:**
**Mailing Address 1:** P O BOX 1269
**Mailing Address 2:**
**Mailing City:** SAN BERNARDINO
**Mailing State:** CA
**Mailing Zip:** 92402-9240

***Detail(s)***

**Permit ID:** PT0004223
**Status:** INACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 8/31/2018

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 10 | 1 of 2 | NE | 0.03 / 160.79 | 871.51 / 1 | POUCHES INCORPORATED<br>1901 S BON VIEW<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0008364
**Owner Info:** POUCHES INCORPORATED
**Mailing Care of:** DAVID NAGY
**Mailing Address 1:** 1901 S BON VIEW
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| | | | | | | |

**Permit ID:** PT0014605
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 5/31/2013

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 10 | 2 of 2 | NE | 0.03 / 160.79 | 871.51 / 1 | POUCHES INCORPORATED<br>1901 S BON VIEW<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

**EPA Handler ID:** CAL000436389
**Gen Status Universe:** No Report
**Contact Name:** CRAIG CROOK
**Contact Address:** 1901 S BON VIEW , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-923-1135
**Contact Email:** SALES@POUCHESINC.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20180521
**Location Latitude:** 34.039539
**Location Longitude:** -117.6368

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20180521
**Handler Name:** POUCHES INCORPORATED
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** DAVID A NAGY
**Date Became Current:**
**Date Ended Current:**
**Street No:**
**Street 1:** 1901 S BON VIEW
**Street 2:**
**City:** ONTARIO
**State:** CA

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Phone:** | 909-923-1135 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1901 S BON VIEW |
| **Name:** | CRAIG CROOK | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-1135 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

**11** *1 of 2* **S** *0.03 / 172.12* *862.31 / -8* ***830 E CEDAR ST, #D ONTARIO CA*** ***CDL***

| | |
|---|---|
| **Clue:** | 2001-03-010 |
| **Date:** | 3/2/2001 |
| **County:** | RIVERSIDE |
| **Lab Type:** | L |
| **Lab Type Description:** | Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored. |

**11** *2 of 2* **S** *0.03 / 172.12* *862.31 / -8* ***830 E CEDAR ST, APT A ONTARIO CA 91761*** ***CDL***

| | |
|---|---|
| **Clue:** | 2001-12-006 |
| **Date:** | 12/3/2001 |
| **County:** | SAN BERNARDINO |
| **Lab Type:** | L |
| **Lab Type Description:** | Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored. |

**12** *1 of 1* **NNW** *0.04 / 203.76* *874.75 / 5* ***R & I INDUSTRIES 1871 TAYLOR PLACE ONTARIO CA 91761-0000*** ***RCRA NON GEN***

| | |
|---|---|
| **EPA Handler ID:** | CAL000190198 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | JIM LARSEN |
| **Contact Address:** | 1876 S TAYLOR PLACE , , ONTARIO , CA, 91761-0000 , |
| **Contact Phone No and Ext:** | 909-923-7747 |
| **Contact Email:** | JIM@RIMETAL.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 19990611 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |

| | |
|---|---|
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 19990611 |
| **Handler Name:** | R & I INDUSTRIES |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1876 S TAYLOR PLACE |
| **Name:** | JIM LARSEN | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-7747 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-0000 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1876 S TAYLOR PLACE |
| **Name:** | WILLIAM F ROWAN JR | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-7747 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-0000 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 13 | 1 of 2 | NNW | 0.04 / 209.69 | 875.41 / 5 | R & I INDUSTRIES, INC<br>1876 TAYLOR PL<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0005506 |
| **Owner Info:** | ROWAN JR, FRANK |
| **Mailing Care of:** | |
| **Mailing Address 1:** | 1876 TAYLOR PL |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91761 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0007602 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4244 |
| **Permit Desc:** | HAZARDOUS MATERIALS 11-30 CHEMICALS |
| **To:** | 5/31/2021 |

| | |
|---|---|
| **Permit ID:** | PT0021461 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4452 |
| **Permit Desc:** | CONDITIONALLY EXEMPT SM QTY GENERATOR |
| **To:** | 5/31/2021 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 13 | 2 of 2 | NNW | 0.04 / 209.69 | 875.41 / 5 | R & I INDUSTRIES, INC<br>1876 TAYLOR PL<br>ONTARIO CA 91761 | CERS HAZ |

**Site ID:** 145854
**Latitude:** 34.040000
**Longitude:** -117.638800
**County:**

***Regulated Programs***

**EI ID:** 10043443 **EI Description:** Hazardous Waste Generator

**EI ID:** 10043443 **EI Description:** Chemical Storage Facilities

***Violations***

**Violation Date:** 11/01/2016 **Violation Source:** CERS
**Violation Program:** HW **Violation Division:** San Bernardino County Fire Department
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
**Violation Notes:**

Returned to compliance on 09/01/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) The EPA id was found to be inactive. Submit the provided forms to the DTSC to update and activate the number.

**Violation Description:**

Hazardous Waste Generator Program - Administration/Documentation - General

***Violations***

**Violation Date:** 11/01/2016 **Violation Source:** CERS
**Violation Program:** HMRRP **Violation Division:** San Bernardino County Fire Department
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
**Violation Notes:**

Returned to compliance on 11/30/2016. The business plan was last submitted in 2013. The plan must be updated yearly before March1st.

**Violation Description:**

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

**Violation Date:** 01/15/2020 **Violation Source:** CERS
**Violation Program:** HMRRP **Violation Division:** San Bernardino County Fire Department
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
**Violation Notes:**

Returned to compliance on 01/16/2020. OBSERVATION: The facility site map submitted via CERS was missing north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. CERS ID#10043443. CORRECTIVE ACTION: Update the facility site map by adding north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the facility site map has been updated and resubmitted via CERS.

**Violation Description:**

Failure to complete and electronically submit a site map with all required content.

***Violations***

**Violation Date:** 11/01/2016 **Violation Source:** CERS
**Violation Program:** HW **Violation Division:** San Bernardino County Fire Department
**Citation:** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
**Violation Notes:**

Returned to compliance on 09/11/2017. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Drum of waste absorbent, oil and rags were found missing hazardous waste labeling. Labels were provided.

**Violation Description:**

Hazardous Waste Generator Program - Operations/Maintenance - General

***Violations***

**Violation Date:** 01/15/2020 **Violation Source:** CERS
**Violation Program:** HW **Violation Division:** San Bernardino County Fire Department
**Citation:** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
**Violation Notes:**

Returned to compliance on 01/15/2020. OBSERVATION: Observed (1) 55-gallon drum of used oil missing a hazardous waste label. CORRECTED ON SITE: Mr. Jim Larsen placed a complete hazardous waste label on the (1) 55-gallon drum of used oil at the time of inspection.

**Violation Description:**

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

***Enforcements***

**Enf Action Date:** 11/01/2016 **Enf Action Program:** HMRRP
**Enf Action Type:** Notice of Violation (Unified Program) **Enf Action Source:** CERS
**Enf Action Division:** San Bernardino County Fire Department
**Enf Action Description:** Notice of Violation Issued by the Inspector at the Time of Inspection
**Enf Action Notes:**

**Enf Action Date:** 11/01/2016 **Enf Action Program:** HW
**Enf Action Type:** Notice of Violation (Unified Program) **Enf Action Source:** CERS
**Enf Action Division:** San Bernardino County Fire Department
**Enf Action Description:** Notice of Violation Issued by the Inspector at the Time of Inspection
**Enf Action Notes:**

***Evaluations***

**Eval Date:** 01/15/2020
**Violations Found:** Yes
**Eval General Type:** Compliance Evaluation Inspection
**Eval Type:** Routine done by local agency
**Eval Division:** San Bernardino County Fire Department
**Eval Program:** HW
**Eval Source:** CERS
**Eval Notes:**

**Eval Date:** 09/11/2017
**Violations Found:** No
**Eval General Type:** Other/Unknown
**Eval Type:** Other, not routine, done by local agency
**Eval Division:** San Bernardino County Fire Department
**Eval Program:** HW
**Eval Source:** CERS
**Eval Notes:**

ACTIVITY TIME INCLUDES POST INSPECTION; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 01/15/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Affiliations***

***Affil Type Desc:*** Parent Corporation
***Entity Name:*** R & I INDUSTRIES, INC
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

***Affil Type Desc:*** Facility Mailing Address
***Entity Name:*** Mailing Address
***Entity Title:***
***Address:*** 1876 TAYLOR PL
***City:*** ONTARIO
***State:*** CA
***Country:***
***Zip Code:*** 91761
***Phone:***

***Affil Type Desc:*** Legal Owner
***Entity Name:*** ROWAN JR, FRANK
***Entity Title:***
***Address:*** 22455 WHIRLAWAY CT
***City:*** CANYON LAKE
***State:*** CA
***Country:*** United States
***Zip Code:*** 92587
***Phone:*** (909) 923-7747

***Affil Type Desc:*** Operator

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Entity Name:** DAVID ROWAN
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:** (909) 923-7747

**Affil Type Desc:** CUPA District
**Entity Name:** San Bernardino County Fire
**Entity Title:**
**Address:** 620 South E Street
**City:** San Bernardino
**State:** CA
**Country:**
**Zip Code:** 92415-0153
**Phone:** (909) 386-8401

**Affil Type Desc:** Environmental Contact
**Entity Name:** DAVID ROWAN
**Entity Title:**
**Address:** 23624 SCHOONER DR
**City:** CANYON LAKE
**State:** CA
**Country:**
**Zip Code:** 92587
**Phone:**

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| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | 1 of 3 | NNW | 0.05 / 246.87 | 875.51 / 5 | GREENLINE LABS<br>1851 S TAYLOR PL<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0014746
**Owner Info:** LUPE MOLKEY
**Mailing Care of:**
**Mailing Address 1:** 1851 S. TAYLOR AVENUE
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0025728
**Status:** ACTIVE
**Program Element Code:** 4244
**Permit Desc:** HAZARDOUS MATERIALS 11-30 CHEMICALS
**To:** 11/30/2021

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| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | 2 of 3 | NNW | 0.05 / 246.87 | 875.51 / 5 | GREENLINE LABS<br>1851 S TAYLOR PL<br>ONTARIO CA 91761 | CERS HAZ |

**Site ID:** 120661
**Latitude:** 34.040028
**Longitude:** -117.638535
**County:**

***Regulated Programs***

**EI ID:** 10313695 **EI Description:** Chemical Storage Facilities

***Violations***

***Violation Date:*** 07/25/2018 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 07/30/2018. OBSERVATION: The plan was last submitted on 2/3/2017. Ensure that the plan is updated yearly before March 1st. It was also found that the emergency response plan was incomplete. CORRECTIVE ACTION: Review and certify the business plan within 30 days and yearly after that. Upload all portions of the emergency response plan.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 07/25/2018 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 08/01/2018. OBSERVATION: Hazardous materials ( alcohol and propane) were observed in reportable quantities that were not listed on the CERS inventory. A portion of the facility map was found in the emergency response plan section. CORRECTIVE ACTION: Submit an update to the plan to include the hazardous materials identified during the inspection in the hazardous materials inventory of the California Environmental Reporting System (CERS) and move the map to the maps section.

***Violation Description:***

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

***Violations***

***Violation Date:*** 05/06/2015 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
***Violation Notes:***

Returned to compliance on 07/30/2018. To date, no business plan has yet been submitted to this department or to the CERS website. This plan must be submitted to the CERS website within 30 days. Failure to do so may result in formal enforcement action being taken by this department.

***Violation Description:***

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

***Violations***

***Violation Date:*** 05/06/2015 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
***Violation Notes:***

Returned to compliance on 07/30/2018. A business plan has been requested in the past, however no plan has yet been established by paper or electronically. The CERS ID# is 10313695. Once your account is established in the California Environmental Reporting System, use your CERS ID# to access your existing record to establish your business plan.

***Violation Description:***

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

***Enforcements***

***Enf Action Date:*** 05/06/2015 ***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Evaluations***

***Eval Date:*** 05/06/2015
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 07/25/2018
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Affiliations***

***Affil Type Desc:*** Document Preparer
***Entity Name:*** Daniel Bentley
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

***Affil Type Desc:*** Identification Signer
***Entity Name:*** DANIEL BENTLEY
***Entity Title:*** FACILITY SUPERVISOR
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

***Affil Type Desc:*** Legal Owner
***Entity Name:*** LUPE MOLKEY
***Entity Title:***
***Address:*** 1851 S. TAYLOR AVENUE
***City:*** ONTARIO
***State:*** CA
***Country:*** United States
***Zip Code:*** 91761
***Phone:*** (909) 923-1722

***Affil Type Desc:*** Operator
***Entity Name:*** LUPE MOLKEY
***Entity Title:***
***Address:***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:** (909) 226-7568

**Affil Type Desc:** Parent Corporation
**Entity Name:** GREENLINE LABS
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:**

**Affil Type Desc:** Environmental Contact
**Entity Name:** DANIEL BENTLEY
**Entity Title:**
**Address:** 1851 S. TAYLOR AVENUE
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761
**Phone:**

**Affil Type Desc:** Property Owner
**Entity Name:** LUPE MOLKEY
**Entity Title:**
**Address:** 1851 S TAYLOR PL
**City:** ONTARIO
**State:** CA
**Country:** United States
**Zip Code:** 91761
**Phone:** (909) 923-1722

**Affil Type Desc:** Facility Mailing Address
**Entity Name:** Mailing Address
**Entity Title:**
**Address:** 1851 S. TAYLOR AVENUE
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761
**Phone:**

**Affil Type Desc:** CUPA District
**Entity Name:** San Bernardino County Fire
**Entity Title:**
**Address:** 620 South E Street
**City:** San Bernardino
**State:** CA
**Country:**
**Zip Code:** 92415-0153
**Phone:** (909) 386-8401

***Coordinates***

**Env Int Type Code:** HMBP
**Program ID:** 10313695
**Latitude:** 34.040030
**Longitude:** -117.638530
**Coord Name:**
**Ref Point Type Desc:** Center of a facility or station.

| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | 3 of 3 | NNW | 0.05 / 246.87 | 875.51 / 5 | GREENLINE LABORATORIES, INC.<br>1851 S. TAYLOR PLACE<br>ONTARIO CA 91761 | RCRA NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAC002988936 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | ERICK MOLKEY |
| **Contact Address:** | 1851 S. TAYLOR PLACE , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-923-1722 |
| **Contact Email:** | ERICK@GREENLINELABS.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20181112 |
| **Location Latitude:** | 34.040523 |
| **Location Longitude:** | -117.638783 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20181112 |
| **Handler Name:** | GREENLINE LABORATORIES, INC. |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1851 S. TAYLOR PLACE |
| **Name:** | LUPE MOLKEY | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-1722 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1851 S. TAYLOR PLACE |
| **Name:** | ERICK MOLKEY | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-1722 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 15 | 1 of 1 | NE | 0.05 / 259.88 | 872.49 / 2 | DEVIOUS CUSTOMS<br>915 E GREVILLEA CT<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0010346
**Owner Info:** DEVIOUS CUSTOMS
**Mailing Care of:** JEFF/DANIELLE DAY
**Mailing Address 1:** 4264 RIDGERIDER CT
**Mailing Address 2:**
**Mailing City:** RIVERSIDE
**Mailing State:** CA
**Mailing Zip:** 92509

***Detail(s)***

**Permit ID:** PT0017586
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 3/31/2008

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 16 | 1 of 2 | NNW | 0.08 / 397.70 | 876.51 / 6 | SKY SYSTEMS CO., INC.<br>1825 TAYLOR PL<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0006211
**Owner Info:** SKY SYSTEMS CO., INC.
**Mailing Care of:**
**Mailing Address 1:** 1825 TAYLOR PL
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0007982
**Status:** ACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 5/31/2021

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 16 | 2 of 2 | NNW | 0.08 / 397.70 | 876.51 / 6 | SKY SYSTEMS CO., INC.<br>1825 TAYLOR PL<br>ONTARIO CA 91761 | CERS HAZ |

**Site ID:** 154045
**Latitude:** 34.041113
**Longitude:** -117.638800
**County:**

***Regulated Programs***

**EI ID:** 10044778 **EI Description:** Chemical Storage Facilities

***Violations***

**Violation Date:** 10/17/2016 **Violation Source:** CERS
**Violation Program:** HMRRP **Violation Division:** San Bernardino County Fire Department
**Citation:** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
**Violation Notes:**

Returned to compliance on 11/29/2016. The last Business Plan submitted by this facility is dated 4/13/2010.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 12/17/2019 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/14/2020. OBSERVATION: The business plan was last submitted via CERS on 11/29/2016. CERS ID#10044778. CORRECTIVE ACTION: Review and certify the facility business plan, then resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the business plan has been resubmitted via CERS.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 10/17/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 11/29/2016. Hazardous materials were observed on site during the inspection that are not listed in the most current Business Plan inventory. Also, the emergency contacts have changed and must be revised.

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

***Violation Date:*** 10/17/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 11/29/2016. This facility has not submitted the Business Plan elements into CERS. CERS ID 10044778.

***Violation Description:***

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

***Violations***

***Violation Date:*** 12/17/2019 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/14/2020. OBSERVATION: The facility site map submitted via CERS was missing the hazardous materials storage area and the adjacent cross streets. CORRECTIVE ACTION: Update the site map by adding the hazardous materials storage area and adjacent cross streets and resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this DIvision indicating that the site map has been updated.

***Violation Description:***

Failure to complete and electronically submit a site map with all required content.

***Violations***

***Violation Date:*** 12/17/2019
***Violation Source:*** CERS
***Violation Program:*** HMRRP
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 03/03/2020. OBSERVATION: Observed (5) 55-gallon drums of propylene glycol on site that was missing from the hazardous materials inventory via CERS. CORRECTIVE ACTION: Update the hazardous materials inventory via CERS by adding (5) 55-gallon drums of propylene glycol. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the hazardous materials inventory has been updated.

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

***Violation Date:*** 12/17/2019
***Violation Source:*** CERS
***Violation Program:*** HMRRP
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/14/2020. OBSERVATION: The facility emergency response plan submitted via CERS was missing the phone number for the local CUPA. CORRECTIVE ACTION: Update the emergency response plan by adding (909) 386-8425 or 1 (800) 33-TOXIC as the phone number for the local CUPA. Submit the completed Certificate of Compliance (CofC) indicating that the phone number for the local CUPA has been updated.

***Violation Description:***

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

***Enforcements***

***Enf Action Date:*** 10/17/2016
***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Evaluations***

***Eval Date:*** 12/17/2019
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 10/17/2016
***Violations Found:*** Yes

***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

ROUTINE HANDLER INSPECTION-SKY SYSTEMS; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

***Affil Type Desc:*** Parent Corporation
***Entity Name:*** SKY SYSTEMS CO., INC.
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

***Affil Type Desc:*** Environmental Contact
***Entity Name:*** RANDY SU
***Entity Title:***
***Address:*** 1825 TAYLOR PLACE
***City:*** ONTARIO
***State:*** CA
***Country:***
***Zip Code:*** 91761
***Phone:***

***Affil Type Desc:*** Legal Owner
***Entity Name:*** SKY SYSTEMS CO., INC.
***Entity Title:***
***Address:*** 1825 TAYLOR PL
***City:*** ONTARIO
***State:*** CA
***Country:*** United States
***Zip Code:*** 91761
***Phone:*** (909) 923-7040

***Affil Type Desc:*** Operator
***Entity Name:*** Riandy Su
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:*** (909) 923-7040

***Affil Type Desc:*** CUPA District
***Entity Name:*** San Bernardino County Fire
***Entity Title:***
***Address:*** 620 South E Street
***City:*** San Bernardino
***State:*** CA
***Country:***
***Zip Code:*** 92415-0153
***Phone:*** (909) 386-8401

***Affil Type Desc:*** Facility Mailing Address
***Entity Name:*** Mailing Address
***Entity Title:***
***Address:*** 1825 TAYLOR PL
***City:*** ONTARIO
***State:*** CA

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| Country: | | | | | | |
| Zip Code: | | 91761 | | | | |
| Phone: | | | | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 17 | 1 of 1 | SSE | 0.09 / 493.19 | 857.51 / -13 | 2032 S. BONVIEW APT D<br>ONTARIO CA 91764 | CDL |

| | |
|---|---|
| Clue: | 1997-05-091 |
| Date: | 5/21/1997 |
| County: | SAN BERNARDINO |
| Lab Type: | L |
| Lab Type Description: | Illegal Drug Lab - location where an illegal drug lab was operated or drug lab equipment and/or materials were stored. |

| | | | | | | |
|---|---|---|---|---|---|---|
| 18 | 1 of 2 | NNW | 0.12 / 632.33 | 880.36 / 10 | RELIABLE<br>780 E FRANCIS ST UNIT N<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| Facility ID: | FA0005663 |
| Owner Info: | Jesse Olasaba |
| Mailing Care of: | |
| Mailing Address 1: | 780 E FRANCIS ST UNIT N |
| Mailing Address 2: | |
| Mailing City: | ONTARIO |
| Mailing State: | CA |
| Mailing Zip: | 91761 |

Detail(s)

| | |
|---|---|
| Permit ID: | PT0007451 |
| Status: | INACTIVE |
| Program Element Code: | 4242 |
| Permit Desc: | HAZARDOUS MATERIALS 1-3 CHEMICALS |
| To: | 5/31/2016 |

| | |
|---|---|
| Permit ID: | PT0007452 |
| Status: | INACTIVE |
| Program Element Code: | 4453 |
| Permit Desc: | SMALL QUANTITY GENERATOR |
| To: | 5/31/2016 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 18 | 2 of 2 | NNW | 0.12 / 632.33 | 880.36 / 10 | CERTIFIED WELDING<br>780 E FRANCIS UNIT M<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| Facility ID: | FA0001845 |
| Owner Info: | BYRD, ROCKY A. & PATRICIA |
| Mailing Care of: | ROCKY BYRD |
| Mailing Address 1: | 31335 49TH AVENUE S |
| Mailing Address 2: | |
| Mailing City: | AUBURN |
| Mailing State: | WA |
| Mailing Zip: | 98001-3711 |

Detail(s)

| | |
|---|---|
| Permit ID: | PT0000704 |
| Status: | INACTIVE |
| Program Element Code: | 4221 |
| Permit Desc: | HAZMAT HANDLER 0-10 EMPLOYEES |
| To: | 11/30/2006 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 19 | 1 of 1 | N | 0.12 / 644.14 | 878.51 / 8 | TOM GUILFOYLE<br>840 E FRANCIS ST<br>ONTARIO CA | UST SWEEPS |

| | | | |
|---|---|---|---|
| **C C:** | I36-000-2 | **D Filename:** | NSITE1 |
| **BOE:** | | **Page No:** | 149 |
| **Comp:** | 2 | **County:** | SAN BERNARDINO |
| **Status:** | INACTIVE | **State :** | CA |
| **No of Tanks:** | 1 | **Zip:** | 91761 |
| **Jurisdict:** | SAN BERNARDINO COUNTY | **Latitude:** | 34.040996 |
| **Agency:** | ENVIRONMENTAL HEALTH - U.S.T. | **Longitude:** | -117.633495 |
| **Phone:** | (714) 946-7165 | **Georesult:** | S5HPNTSCZA |

***Tank Details***

| | | | |
|---|---|---|---|
| **Tank ID:** | 000001 | **S Contain:** | NONE |
| **O Tank ID:** | | **Stg:** | |
| **SWRCB No:** | 36-000-000002-000001 | **Storage :** | PRODUCT |
| **Removed:** | 05-15-91 | **Storag Type:** | PRODUCT |
| **Installed:** | 11-11-11 | **P Contain:** | BARE STEEL |
| **A Date:** | | **Content:** | REGULAR UNLE |
| **Capac:** | 500 | **ONA:** | |
| **Tank Use:** | EMPTY | **D File Name:** | NTANK1 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 20 | 1 of 7 | NW | 0.12 / 647.59 | 880.51 / 10 | RIVIERA TUBE BENDING<br>760 E FRANCIS UNIT T<br>ONTARIO CA 91761 | RCRA SQG |

| | |
|---|---|
| **EPA Handler ID:** | CAR000070581 |
| **Gen Status Universe:** | Small Quantity Generator |
| **Contact Name:** | DOUG STEARNS |
| **Contact Address:** | 760 E FRANCIS UNIT T , , ONTARIO , CA, 91761 , US |
| **Contact Phone No and Ext:** | 909-923-7481 |
| **Contact Email:** | |
| **Contact Country:** | US |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | Private |
| **Receive Date:** | 20000417 |
| **Location Latitude:** | 34.041115 |
| **Location Longitude:** | -117.64023 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20000417
***Handler Name:*** RIVIERA TUBE BENDING
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator
***Source Type:*** Notification

***Waste Code Details***

***Hazardous Waste Code:*** D001
***Waste Code Description:*** IGNITABLE WASTE

***Hazardous Waste Code:*** D018
***Waste Code Description:*** BENZENE

***Hazardous Waste Code:*** D039
***Waste Code Description:*** TETRACHLOROETHYLENE

***Hazardous Waste Code:*** D040
***Waste Code Description:*** TRICHLORETHYLENE

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** DOUG STEARNS
***Date Became Current:***
***Date Ended Current:***
***Phone:*** 909-923-7481
***Source Type:*** Notification

***Street No:***
***Street 1:*** 760 E FRANCIS UNIT T
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:***
***Zip Code:*** 91761

---

**20** | ***2 of 7*** | ***NW*** | ***0.12 / 647.59*** | ***880.51 / 10*** | ***ISLAND PETROLEUM BUILDERS, INC***
***760 E FRANCIS ST A***
***ONTARIO CA 91761*** | ***SANBERN CUPA***

***Facility ID:*** FA0008164
***Owner Info:*** COLLEY, CHUCK
***Mailing Care of:*** INLAND PETROLEUM BUILDERS, INC
***Mailing Address 1:*** 7470 SVL BOX
***Mailing Address 2:***
***Mailing City:*** VICTORVILLE
***Mailing State:*** CA
***Mailing Zip:*** 92392

***Detail(s)***

***Permit ID:*** PT0014314
***Status:*** INACTIVE
***Program Element Code:*** 4221
***Permit Desc:*** HAZMAT HANDLER 0-10 EMPLOYEES
***To:*** 3/31/2004

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**20** | ***3 of 7*** | ***NW*** | ***0.12 / 647.59*** | ***880.51 / 10*** | ***RIVIERA TUBE BENDING & MFG. CO.***
***760 E FRANCIS ST T***
***ONTARIO CA 91761*** | ***SANBERN CUPA***

***Facility ID:*** FA0005750
***Owner Info:*** RIVIERA TUBE BENDING/MFG

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Mailing Care of:***
***Mailing Address 1:*** 760 E FRANCIS ST T
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761-9176

***Detail(s)***

***Permit ID:*** PT0008632
***Status:*** INACTIVE
***Program Element Code:*** 4210
***Permit Desc:*** SPECIAL HANDLER
***To:*** 8/31/2005

***Permit ID:*** PT0008633
***Status:*** INACTIVE
***Program Element Code:*** 4420
***Permit Desc:*** SPECIAL GENERATOR
***To:*** 8/31/2005

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 20 | *4 of 7* | *NW* | *0.12 / 647.59* | *880.51 / 10* | ***Z & L CABINETS, LARRY CIABURRI***<br>***760 E FRANCIS***<br>***ONTARIO CA 91714*** | ***EMISSIONS*** |

***1990 Criteria Data***

***Facility ID:*** 73768
***Facility SIC Code:*** 2434
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***
***TOGT:*** .4
***ROGT:*** .3872
***COT:***
***NOXT:***
***SOXT:***
***PMT:***
***PM10T:***

***1990 Toxic Data***

***Facility ID:*** 73768
***Facility SIC Code:*** 2434
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 20 | *5 of 7* | *NW* | *0.12 / 647.59* | *880.51 / 10* | ***NEW ERA AUTOMOTIVE***<br>***760 E FRANCIS ST STE A***<br>***ONTARIO CA 91761-5549*** | ***RCRA NON GEN*** |

***EPA Handler ID:*** CAL000372886
***Gen Status Universe:*** No Report
***Contact Name:*** JOHN EINI
***Contact Address:*** 760 E FRANCIS ST STE A , , ONTARIO , CA, 91761 ,
***Contact Phone No and Ext:*** 909-923-7035
***Contact Email:*** JOHN@NEWERAAUTOSERVICE.COM
***Contact Country:***
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09
***Land Type:***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Receive Date:** 20120320
**Location Latitude:** 34.041115
**Location Longitude:** -117.64023

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20120320
**Handler Name:** NEW ERA AUTOMOTIVE
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** JOHN EINI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-319-1261
**Source Type:** Implementer
**Street No:**
**Street 1:** 2941 S GOLDCREST PL
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761-0000

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** JOHN EINI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-923-7035
**Source Type:** Implementer
**Street No:**
**Street 1:** 760 E FRANCIS ST STE A
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

| | | | | | | |
|---|---|---|---|---|---|---|
| 20 | 6 of 7 | NW | 0.12 / 647.59 | 880.51 / 10 | ARROWHEAD ENGINEERING<br>760 E. FRANCIS ST., UNIT F<br>ONTARIO CA 91761 | RCRA NON GEN |

**EPA Handler ID:** CAC002993543
**Gen Status Universe:** No Report
**Contact Name:** GARY SMITH
**Contact Address:** 760 E. FRANCIS ST., UNIT F , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-773-1069

| | |
|---|---|
| **Contact Email:** | ARROWENG@VERIZON.NET |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20181218 |
| **Location Latitude:** | 34.041115 |
| **Location Longitude:** | -117.64023 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20181218 |
| **Handler Name:** | ARROWHEAD ENGINEERING |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 760 E. FRANCIS ST., UNIT F |
| **Name:** | GARY SMITH | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-773-1069 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 760 E. FRANCIS ST., UNIT F |
| **Name:** | GARY SMITH | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-773-1069 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 20 | 7 of 7 | NW | 0.12 / 647.59 | 880.51 / 10 | E & L QUALITY MACHINING<br>760 E. FRANCIS S.T UNIT T<br>ONTARIO CA 91761 | RCRA NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAC002992430 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | MIKE BUSCH |
| **Contact Address:** | 760 E. FRANCIS ST. UNIT T , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-923-3727 |
| **Contact Email:** | MB@EANDLQUALITYMACHINING.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20181210 |
| **Location Latitude:** | 34.041115 |
| **Location Longitude:** | -117.64023 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20181210 |
| **Handler Name:** | E & L QUALITY MACHINING |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 760 E. FRANCIS ST. UNIT T |
| **Name:** | MIKE BUSCH | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-3727 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 760 E. FRANCIS ST. UNIT T |
| **Name:** | MIKE BUSCH | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-3727 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 21 | 1 of 1 | NNE | 0.13 / 685.27 | 878.50 / 8 | CHAFFEY JOINT UNION HIGH SCHOO<br>901 E FRANCIS<br>ONTARIO CA 91761 | EMISSIONS |

***1990 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.1 |
| ***CO:*** | 36 | ***ROGT:*** | .37474 |
| ***Air Basin:*** | SC | ***COT:*** | 1.3 |
| ***District:*** | SC | ***NOXT:*** | 10.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1990 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1993 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.8 |
| ***CO:*** | 36 | ***ROGT:*** | .43872 |
| ***Air Basin:*** | SC | ***COT:*** | 1.5 |
| ***District:*** | SC | ***NOXT:*** | 12.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1993 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1995 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.8 |
| ***CO:*** | 36 | ***ROGT:*** | .43872 |
| ***Air Basin:*** | SC | ***COT:*** | 1.5 |
| ***District:*** | SC | ***NOXT:*** | 12.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1995 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1996 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 10.3 |
| ***CO:*** | 36 | ***ROGT:*** | 1.0076 |
| ***Air Basin:*** | SC | ***COT:*** | 1.034 |
| ***District:*** | SC | ***NOXT:*** | .345 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1996 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1997 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 6.106 |
| ***CO:*** | 36 | ***ROGT:*** | .7765643 |
| ***Air Basin:*** | SC | ***COT:*** | .437 |
| ***District:*** | SC | ***NOXT:*** | .157 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1997 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1998 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |

| | | | |
|---|---|---|---|
| **Facility SIC Code:** | 8211 | **TOGT:** | 7.482 |
| **CO:** | 36 | **ROGT:** | .9023307 |
| **Air Basin:** | SC | **COT:** | .437 |
| **District:** | SC | **NOXT:** | .157 |
| **COID:** | SBD | **SOXT:** | .00208 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | .001 |
| **CHAPIS:** | | **PM10T:** | .001 |

***1998 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **COID:** | SBD |
| **Facility SIC Code:** | 8211 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***1999 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **CERR Code:** | |
| **Facility SIC Code:** | 8211 | **TOGT:** | 6.106 |
| **CO:** | 36 | **ROGT:** | .7765643 |
| **Air Basin:** | SC | **COT:** | .437 |
| **District:** | SC | **NOXT:** | .157 |
| **COID:** | SBD | **SOXT:** | .00208 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | .001 |
| **CHAPIS:** | | **PM10T:** | .001 |

***1999 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **COID:** | SBD |
| **Facility SIC Code:** | 8211 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***2000 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **CERR Code:** | |
| **Facility SIC Code:** | 8211 | **TOGT:** | 6.106 |
| **CO:** | 36 | **ROGT:** | .77 |
| **Air Basin:** | SC | **COT:** | .437 |
| **District:** | SC | **NOXT:** | .157 |
| **COID:** | SBD | **SOXT:** | .00208 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | .001 |
| **CHAPIS:** | | **PM10T:** | 0 |

***2000 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **COID:** | SBD |
| **Facility SIC Code:** | 8211 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**

***2001 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **CERR Code:** | |
| **Facility SIC Code:** | 8211 | **TOGT:** | 6.1 |
| **CO:** | 36 | **ROGT:** | .78 |
| **Air Basin:** | SC | **COT:** | .43 |
| **District:** | SC | **NOXT:** | .16 |
| **COID:** | SBD | **SOXT:** | 0 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | 0 |
| **CHAPIS:** | | **PM10T:** | 0 |

***2001 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 70890 | **COID:** | SBD |
| **Facility SIC Code:** | 8211 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 22 | 1 of 1 | NNE | 0.13 / 689.52 | 878.51 / 8 | CITY TOOL WORKS INC<br>907 E FRANCIS ST<br>ONTARIO CA 91761 | DELISTED HAZ |

**Siteid:** 106519
**Latitude:** 34.041314
**Longitude:** -117.636920
**Original Source:** CHAZ
**Record Date:** 20-OCT-2017

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 23 | 1 of 1 | NNE | 0.13 / 689.91 | 878.51 / 8 | CITY TOOL WORKS INC<br>907 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN CUPA |

**Facility ID:** FA0002208
**Owner Info:** LUDLOW, BILL
**Mailing Care of:** William Ludlow
**Mailing Address 1:** 907 EAST FRANCIS STREET
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0005640
**Status:** INACTIVE
**Program Element Code:** 4241
**Permit Desc:** HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
**To:** 10/31/2018

**Permit ID:** PT0037991
**Status:** INACTIVE
**Program Element Code:** 4400
**Permit Desc:** HAZWASTE GENERAL ACTIVITY (NB)
**To:** 10/31/2018

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 24 | 1 of 2 | WNW | 0.13 / 691.56 | 880.51 / 10 | LONG RUN TRAILERS<br>1843 S CAMPUS AVE<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0004473
**Owner Info:** LONG RUN TRAILERS
**Mailing Care of:**
**Mailing Address 1:** 1843 SOUTH CAMPUS AVE
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0007574
**Status:** INACTIVE
**Program Element Code:** 4210
**Permit Desc:** SPECIAL HANDLER
**To:** 5/31/2002

**Permit ID:** PT0007575
**Status:** INACTIVE
**Program Element Code:** 4420
**Permit Desc:** SPECIAL GENERATOR
**To:** 5/31/2002

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 24 | 2 of 2 | WNW | 0.13 / 691.56 | 880.51 / 10 | LONG RUN TRAILERS<br>1843 SO CAMPUS<br>ONTARIO CA 91762 | EMISSIONS |

***1990 Criteria Data***

**Facility ID:** 77754
**Facility SIC Code:** 5012
**CO:** 36
**Air Basin:** SC
**District:** SC
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**
**TOGT:** .3
**ROGT:** .2904
**COT:**
**NOXT:**
**SOXT:**
**PMT:** 0
**PM10T:** 0

***1990 Toxic Data***

**Facility ID:** 77754
**Facility SIC Code:** 5012
**CO:** 36
**Air Basin:** SC
**District:** SC
**TS:**
**Health Risk Asmt:**
**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**

***1993 Criteria Data***

**Facility ID:** 77754
**Facility SIC Code:** 5012
**CO:** 36
**Air Basin:** SC
**District:** SC
**CERR Code:**
**TOGT:** .6
**ROGT:** .55256
**COT:** 3
**NOXT:** .1

| | | | |
|---|---|---|---|
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1993 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1995 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 5012 | ***TOGT:*** | .6 |
| ***CO:*** | 36 | ***ROGT:*** | .55256 |
| ***Air Basin:*** | SC | ***COT:*** | 3 |
| ***District:*** | SC | ***NOXT:*** | .1 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1995 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1997 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 5012 | ***TOGT:*** | .085 |
| ***CO:*** | 36 | ***ROGT:*** | .0836989 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1997 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1998 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 5012 | ***TOGT:*** | .095 |
| ***CO:*** | 36 | ***ROGT:*** | .0933509 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1998 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1999 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 5012 | ***TOGT:*** | .085 |
| ***CO:*** | 36 | ***ROGT:*** | .0836989 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1999 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***2000 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 5012 | ***TOGT:*** | .085 |
| ***CO:*** | 36 | ***ROGT:*** | .09 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***2000 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 77754 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 5012 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**District:** SC
**TS:**
**Health Risk Asmt:**
**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**

***2001 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 77754 | **CERR Code:** | |
| **Facility SIC Code:** | 5012 | **TOGT:** | 1.07 |
| **CO:** | 36 | **ROGT:** | 1.06 |
| **Air Basin:** | SC | **COT:** | |
| **District:** | SC | **NOXT:** | |
| **COID:** | SBD | **SOXT:** | |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | |
| **CHAPIS:** | | **PM10T:** | |

***2001 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 77754 | **COID:** | SBD |
| **Facility SIC Code:** | 5012 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |

**TS:**
**Health Risk Asmt:**
**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**

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| | | | | | | |
|---|---|---|---|---|---|---|
| 25 | 1 of 1 | NNW | 0.13 / 692.61 | 880.55 / 10 | AMISH COUNTRY GAZEBOS<br>739 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0008143
**Owner Info:** AMISH COUNTRY GAZEBOS
**Mailing Care of:**
**Mailing Address 1:** 340 HOSTETTER RD
**Mailing Address 2:**
**Mailing City:** MANHEIM
**Mailing State:** PA
**Mailing Zip:** 17545

***Detail(s)***

**Permit ID:** PT0014265
**Status:** INACTIVE
**Program Element Code:** 4430
**Permit Desc:** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
**To:** 3/31/2009

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| | | | | | | |
|---|---|---|---|---|---|---|
| 26 | 1 of 2 | NNW | 0.13 / 700.63 | 881.18 / 11 | R & R INDUSTRIAL SERVICES, INC<br>757 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0013317
**Owner Info:** R & R INDUSTRIAL SERVICES, INC
**Mailing Care of:**
**Mailing Address 1:** 238 E BLUE JAY WAY
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Detail(s)***

***Permit ID:*** PT0023498
***Status:*** ACTIVE
***Program Element Code:*** 4452
***Permit Desc:*** CONDITIONALLY EXEMPT SM QTY GENERATOR
***To:*** 9/30/2021

***Permit ID:*** PT0023497
***Status:*** ACTIVE
***Program Element Code:*** 4242
***Permit Desc:*** HAZARDOUS MATERIALS 1-3 CHEMICALS
***To:*** 9/30/2021

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| | | | | | | |
|---|---|---|---|---|---|---|
| 26 | 2 of 2 | NNW | 0.13 / 700.63 | 881.18 / 11 | **R&R INDUSTRIAL SERVICES INC**<br>**757 E FRANCIS ST**<br>**ONTARIO CA 91761-5514** | RCRA NON GEN |

***EPA Handler ID:*** CAL000354062
***Gen Status Universe:*** No Report
***Contact Name:*** GEORGETTE GRAFF
***Contact Address:*** 238 E. BLUE JAY WAY , , ONTARIO , CA, 91761 ,
***Contact Phone No and Ext:*** 909-930-1616
***Contact Email:*** GEORGETTE@RRINDUSTRIALSERVICES.COM
***Contact Country:***
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09
***Land Type:***
***Receive Date:*** 20100625
***Location Latitude:*** 34.041219
***Location Longitude:*** -117.639751

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** No
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20100625
***Handler Name:*** R&R INDUSTRIAL SERVICES INC
***Source Type:*** Implementer
***Federal Waste Generator Code:*** N
***Generator Code Description:*** Not a Generator, Verified

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 238 E. BLUE JAY WAY |
| ***Name:*** | GEORGETTE GRAFF | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-930-1616 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 757 E FRANCIS STREET |
| ***Name:*** | R&R INDUSTRIAL SERVICES INC | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-930-1616 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761-0000 |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 27 | *1 of 1* | *WNW* | *0.13 / 704.53* | *881.53 / 11* | ***HONOR TEK***<br>***1823 S CAMPUS AVE***<br>***ONTARIO CA 91761*** | ***SANBERN CUPA*** |

| | |
|---|---|
| ***Facility ID:*** | FA0003861 |
| ***Owner Info:*** | DENTON, THOMAS & PRIOR, JAMES |
| ***Mailing Care of:*** | DORIE BULES |
| ***Mailing Address 1:*** | 1823 S CAMPUS AVE |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0000708 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4221 |
| ***Permit Desc:*** | HAZMAT HANDLER 0-10 EMPLOYEES |
| ***To:*** | 10/31/2002 |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 28 | *1 of 1* | *NW* | *0.13 / 707.30* | *881.41 / 11* | ***U.S. TOOLING AND SPA, INC***<br>***753 E FRANCIS ST***<br>***ONTARIO CA 91761*** | ***SANBERN CUPA*** |

| | |
|---|---|
| ***Facility ID:*** | FA0007652 |
| ***Owner Info:*** | OROZCO, CASIMIRA |
| ***Mailing Care of:*** | CASIMIRA OROZCO |
| ***Mailing Address 1:*** | 747 EAST FRANCIS STREET |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761-5514 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0013159 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4223 |
| ***Permit Desc:*** | HAZMAT HANDLER 26-50 EMPLOYEES |
| ***To:*** | 2/28/2010 |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 29 | *1 of 3* | *NW* | *0.14 / 716.88* | *881.41 / 11* | ***U S TOOLING AND SPAS INC***<br>***753 E FRANCIS ST*** | ***EMISSIONS*** |

***2005 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 3089 | ***TOGT:*** | 5.10017411750622449987317502514919741444 |
| ***CO:*** | 36 | ***ROGT:*** | 3.776 |
| ***Air Basin:*** | SC | ***COT:*** | .018 |
| ***District:*** | SC | ***NOXT:*** | .065 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 1.796 |
| ***CHAPIS:*** | | ***PM10T:*** | 1.72412 |

***2005 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 3089 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***2006 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 3089 | ***TOGT:*** | 7.8468965907066775938342668716090396146363 |
| ***CO:*** | 36 | ***ROGT:*** | 5.69 |
| ***Air Basin:*** | SC | ***COT:*** | .006 |
| ***District:*** | SC | ***NOXT:*** | .024 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 1.242 |
| ***CHAPIS:*** | | ***PM10T:*** | 1.19231 |

***2006 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 3089 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***2007 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 3089 | ***TOGT:*** | 7.8468965907066775938342668716090396146363 |
| ***CO:*** | 36 | ***ROGT:*** | 5.69 |
| ***Air Basin:*** | SC | ***COT:*** | .006 |
| ***District:*** | SC | ***NOXT:*** | .024 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 1.242 |
| ***CHAPIS:*** | | ***PM10T:*** | 1.19231 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***2007 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 145526 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 3089 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 29 | *2 of 3* | *NW* | *0.14 / 716.88* | *881.41 / 11* | ***US TOOLING AND SPAS MANUFACTURING***<br>***753 EAST FRANCIS STREET***<br>***ONTARIO CA*** | ***EMISSIONS*** |

***2001 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107323 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 9999 | ***TOGT:*** | 21.01 |
| ***CO:*** | 36 | ***ROGT:*** | 14.68 |
| ***Air Basin:*** | SC | ***COT:*** | .02 |
| ***District:*** | SC | ***NOXT:*** | .09 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .01 |
| ***CHAPIS:*** | Y | ***PM10T:*** | .01 |

***2001 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107323 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 9999 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | Y |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 29 | *3 of 3* | *NW* | *0.14 / 716.88* | *881.41 / 11* | ***U.S. TOOLING AND SPAS MANUFACTURING***<br>***753 E FRANCIS ST***<br>***ONTARIO CA 91761*** | ***EMISSIONS*** |

***2002 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107323 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 3089 | ***TOGT:*** | 20.4925 |
| ***CO:*** | 36 | ***ROGT:*** | 14.60326588 |
| ***Air Basin:*** | SC | ***COT:*** | .0133 |
| ***District:*** | SC | ***NOXT:*** | .0494 |
| ***COID:*** | SBD | ***SOXT:*** | .000315 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .00285 |
| ***CHAPIS:*** | Y | ***PM10T:*** | .0027075 |

***2002 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107323 | ***COID:*** | SBD |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Facility SIC Code:** | 3089 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | Y |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***2003 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107323 | **CERR Code:** | |
| **Facility SIC Code:** | 3089 | **TOGT:** | 20.4924 |
| **CO:** | 36 | **ROGT:** | 14.6 |
| **Air Basin:** | SC | **COT:** | .0133 |
| **District:** | SC | **NOXT:** | .0494 |
| **COID:** | SBD | **SOXT:** | .000315 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | .00285 |
| **CHAPIS:** | Y | **PM10T:** | 0 |

***2003 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107323 | **COID:** | SBD |
| **Facility SIC Code:** | 3089 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | Y |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***2004 Criteria Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107323 | **CERR Code:** | |
| **Facility SIC Code:** | 3089 | **TOGT:** | 7.86292 |
| **CO:** | 36 | **ROGT:** | 5.712038824 |
| **Air Basin:** | SC | **COT:** | .00962 |
| **District:** | SC | **NOXT:** | .0358 |
| **COID:** | SBD | **SOXT:** | .000165 |
| **DISN:** | SOUTH COAST AQMD | **PMT:** | 4.43206 |
| **CHAPIS:** | Y | **PM10T:** | 4.254757 |

***2004 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107323 | **COID:** | SBD |
| **Facility SIC Code:** | 3089 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | Y |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 30 | *1 of 1* | *NW* | *0.14 / 726.05* | *881.52 / 11* | ***BROTHERS VW MACHINE SHOP***<br>***743 E FRANCIS ST***<br>***ONTARIO CA 91761*** | ***SANBERN***<br>***CUPA*** |

| | |
|---|---|
| **Facility ID:** | FA0012140 |
| **Owner Info:** | RENATO MORALES RAMOS |
| **Mailing Care of:** | |
| **Mailing Address 1:** | 743 E FRANCIS ST |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0021383
**Status:** INACTIVE
**Program Element Code:** 4242
**Permit Desc:** HAZARDOUS MATERIALS 1-3 CHEMICALS
**To:** 3/31/2018

**Permit ID:** PT0021382
**Status:** ACTIVE
**Program Element Code:** 4451
**Permit Desc:** CONDITIONALLY EXEMPT SM QTY GENERATOR SPECIAL
**To:** 3/31/2021

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| | | | | | | |
|---|---|---|---|---|---|---|
| 31 | 1 of 1 | NW | 0.14 / 730.08 | 881.52 / 11 | SUPERIOR OAK DESIGN<br>741 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0006545
**Owner Info:** JONAS ROMERO, PRES
**Mailing Care of:** JONAS ROMERO, PRES.
**Mailing Address 1:** 741 E FRANCIS ST
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0000106
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 11/30/2001

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| | | | | | | |
|---|---|---|---|---|---|---|
| 32 | 1 of 1 | NE | 0.14 / 731.24 | 878.51 / 8 | R&O MC INTYRE INC<br>921 E FRANCIS ST<br>ONTARIO CA 91761 | EMISSIONS |

***1996 Toxic Data***

**Facility ID:** 79428
**Facility SIC Code:** 3052
**CO:** 36
**Air Basin:** SC
**District:** SC
**TS:**
**Health Risk Asmt:**
**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**

***1997 Toxic Data***

**Facility ID:** 79428
**Facility SIC Code:** 3052
**CO:** 36
**Air Basin:** SC
**COID:** SBD
**DISN:** SOUTH COAST AQMD
**CHAPIS:**
**CERR Code:**

***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***1998 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***1999 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2000 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2001 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2015 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Non-Cancer Chronic Haz Ind:**
**Non-Cancer Acute Haz Ind:**

***2016 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 79428 | **TS:** | |
| **Facility SIC Code:** | 3052 | **HRA:** | |
| **CERR CODE:** | | **CH Index:** | |
| **COID:** | SBD | **AH Index:** | |
| **CO:** | 36 | **Air Basin:** | SC |
| **DISN:** | SOUTH COAST AQMD | **District:** | SC |
| **CHAPIS:** | | | |

***2017 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 79428 | **COID:** | SBD |
| **Facility SIC Code:** | 3052 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***2018 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 79428 | **COID:** | SBD |
| **Facility SIC Code:** | 3052 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

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| | | | | | | |
|---|---|---|---|---|---|---|
| 33 | *1 of 3* | *NW* | *0.14 / 732.91* | *881.52 / 11* | ***Hudson Technologies Company***<br>***747 E Francis St***<br>***Ontario CA 91761*** | ***SANBERN CUPA*** |

| | |
|---|---|
| **Facility ID:** | FA0015418 |
| **Owner Info:** | Hudson Technologies Company |
| **Mailing Care of:** | |
| **Mailing Address 1:** | PO Box 1541, One Blue Hill Plaza |
| **Mailing Address 2:** | |
| **Mailing City:** | Pearl River |
| **Mailing State:** | NY |
| **Mailing Zip:** | 10965 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0034343 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4453 |
| **Permit Desc:** | SMALL QUANTITY GENERATOR |
| **To:** | 1/31/2021 |

| | |
|---|---|
| **Permit ID:** | PT0034342 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4243 |
| **Permit Desc:** | HAZARDOUS MATERIALS 4-10 CHEMICALS |
| **To:** | 1/31/2021 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 33 | 2 of 3 | NW | 0.14 / 732.91 | 881.52 / 11 | HUDSON TECHNOLOGIES<br>747 E FRANCIS ST<br>ONTARIO CA 91761 | EMISSIONS |

***2016 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 181990 | ***TS:*** | |
| ***Facility SIC Code:*** | 8731 | ***HRA:*** | |
| ***CERR CODE:*** | | ***CH Index:*** | |
| ***COID:*** | SBD | ***AH Index:*** | |
| ***CO:*** | 36 | ***Air Basin:*** | SC |
| ***DISN:*** | SOUTH COAST AQMD | ***District:*** | SC |
| ***CHAPIS:*** | | | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 33 | 3 of 3 | NW | 0.14 / 732.91 | 881.52 / 11 | HUDSON TECHNOLOGIES COMPANY<br>747 E FRANCIS ST<br>ONTARIO CA 91761 | RCRA NON GEN |

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000403306 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | MOSTAFA JAHEDINIA |
| ***Contact Address:*** | 747 E FRANCIS ST , , ONTARIO , CA, 91761 , |
| ***Contact Phone No and Ext:*** | 909-673-0535 |
| ***Contact Email:*** | SMANDRACCHIA@HUDSONTECH.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 20141226 |
| ***Location Latitude:*** | 34.041219 |
| ***Location Longitude:*** | -117.639845 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20141226 |
| ***Handler Name:*** | HUDSON TECHNOLOGIES COMPANY |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | PO BOX 1541 |
| **Name:** | HUDSON TECHNOLOGIES COMPANY | **Street 2:** | ONE BLUE HILL PLAZA |
| **Date Became Current:** | | **City:** | PEARL RIVER |
| **Date Ended Current:** | | **State:** | NY |
| **Phone:** | 845-735-6000 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 10965 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 747 E FRANCIS ST |
| **Name:** | MOSTAFA JAHEDINIA | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-673-0535 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

---

**34** | **1 of 1** | **NW** | **0.14 / 753.87** | **882.43 / 12** | **POLY EXTRUSIONS**
**730 E FRANCIS ST**
**ONTARIO CA 91761** | **SANBERN CUPA**

**Facility ID:** FA0003860
**Owner Info:** POLY EXTRUSIONS
**Mailing Care of:**
**Mailing Address 1:**
**Mailing Address 2:**
**Mailing City:**
**Mailing State:**
**Mailing Zip:**

***Detail(s)***

**Permit ID:** PT0008634
**Status:** INACTIVE
**Program Element Code:** 4244
**Permit Desc:** HAZARDOUS MATERIALS 11-30 CHEMICALS
**To:** 8/31/2019

**Permit ID:** PT0008635
**Status:** INACTIVE
**Program Element Code:** 4453
**Permit Desc:** SMALL QUANTITY GENERATOR
**To:** 8/31/2019

---

**35** | **1 of 1** | **NE** | **0.14 / 761.51** | **878.12 / 8** | **UV WOOD FINISHING**
**936 E FRANCIS UNIT A**
**ONTARIO CA 91761** | **SANBERN CUPA**

**Facility ID:** FA0006999
**Owner Info:** HARVEY SPICHER, PRES.
**Mailing Care of:** HARVEY SPICHER
**Mailing Address 1:** 13901 YORBA AVE
**Mailing Address 2:**
**Mailing City:** CHINO
**Mailing State:** CA
**Mailing Zip:** 91710-5521

***Detail(s)***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| | | | | | | |

**Permit ID:** PT0000052
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 12/31/2006

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 36 | 1 of 1 | NNE | 0.15 / 787.25 | 880.31 / 10 | BEST INK AND THREAD<br>1752 S BON VIEW AVE<br>ONTARIO CA 91761 | RCRA NON GEN |

**EPA Handler ID:** CAL000456287
**Gen Status Universe:** No Report
**Contact Name:** RAYMUNDO MEDRANO
**Contact Address:** 1752 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-947-5507
**Contact Email:** INFO@BESTINKANDTHREAD.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20200814
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20200814
**Handler Name:** BEST INK AND THREAD
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** RAYMUNDO MEDRANO
**Date Became Current:**
**Date Ended Current:**
**Street No:**
**Street 1:** 1752 S BON VIEW AVE
**Street 2:**
**City:** ONTARIO
**State:** CA

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Phone:** | 909-947-5507 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1752 S BON VIEW AVE |
| **Name:** | RAYMUNDO MEDRANO | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-5507 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 37 | 1 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | LIGHTING RESOURCES LLC<br>805 FRANCIS ST<br>ONTARIO CA 91761-0000 | RCRA TSD |

| | |
|---|---|
| **EPA Handler ID:** | CAR000156125 |
| **Gen Status Universe:** | Large Quantity Generator |
| **Contact Name:** | BRYANT ASCENCIO |
| **Contact Address:** | 805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US |
| **Contact Phone No and Ext:** | 909-923-7252 |
| **Contact Email:** | BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM |
| **Contact Country:** | US |
| **Land Type:** | Private |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Receive Date:** | 20200303 |
| **Location Latitude:** | 34.043576 |
| **Location Longitude:** | -117.571449 |

***Violation/Evaluation Summary***

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

| | |
|---|---|
| **Citation:** | |
| **Violation Short Description:** | State Statute or Regulation |
| **Violation Type:** | XXS |
| **Violation Determined Date:** | 20190606 |
| **Scheduled Compliance Date:** | |
| **Return to Compliance:** | Documented |
| **Actual Return to Compl:** | 20191021 |
| **Violation Responsible Agency:** | State |

***Enforcement Details***

| | |
|---|---|
| **Enforcement Type:** | 112 |
| **Enforcement Type Description:** | |
| **Enforcement Action Date:** | 20190710 |
| **Enf Disposition Status:** | |
| **Disposition Status Date:** | |
| **Enforcement Lead Agency:** | State |
| **Proposed Penalty Amount:** | |
| **Final Amount:** | |
| **Paid Amount:** | |

***Violation Details***

| | |
|---|---|
| **Citation:** | |
| **Violation Short Description:** | TSD - Financial Requirements |
| **Violation Type:** | 264.H |
| **Violation Determined Date:** | 20190213 |

***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190227
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190312
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20190114
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190209
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190212
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Manifest
***Violation Type:*** 262.B
***Violation Determined Date:*** 20141113

***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Transporters - General
***Violation Type:*** 263.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20141113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Violation Type:*** 264.E
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Universal Waste - General
***Violation Type:*** 273.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114

***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Listing - General
***Violation Type:*** 261.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20120716
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20121113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20120622
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090603
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20101005
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090604
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090514
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20090527
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090520
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***

**Violation Short Description:** State Statute or Regulation
**Violation Type:** XXS
**Violation Determined Date:** 20080522
**Scheduled Compliance Date:**
**Return to Compliance:** Observed
**Actual Return to Compl:** 20080522
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20080522
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - General Facility Standards
**Violation Type:** 264.B
**Violation Determined Date:** 20070327
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20070327
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20070328
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - Container Use and Management
**Violation Type:** 264.I
**Violation Determined Date:** 20070327
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20070328
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20070328
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**

**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - General Facility Standards
**Violation Type:** 264.B
**Violation Determined Date:** 20060418
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20060427
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20060418
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

**Enforcement Type:** 140
**Enforcement Type Description:** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
**Enforcement Action Date:** 20061109
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

**Enforcement Type:** 385
**Enforcement Type Description:** SINGLE SITE CA/FO
**Enforcement Action Date:** 20061130
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:** 11113
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - General Facility Standards
**Violation Type:** 264.B
**Violation Determined Date:** 20050921
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20051128
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20050921
**Enf Disposition Status:**
**Disposition Status Date:**

***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 140
***Enforcement Type Description:*** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
***Enforcement Action Date:*** 20051220
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20060210
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 4000
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20050921
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20190724
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190606
***Evaluation Type Description:*** FOLLOW-UP INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20191021
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190213
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** TSD - Financial Requirements

***Return to Compliance Date:*** 20190227
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190209
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190114
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190212
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170208
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170119
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20160302
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20150113
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Transporters - General
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

**Evaluation Start Date:** 20141113
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** TSD - Preparedness and Prevention
**Return to Compliance Date:** 20141113
**Evaluation Agency:** State

**Evaluation Start Date:** 20141113
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** Universal Waste - General
**Return to Compliance Date:** 20141121
**Evaluation Agency:** State

**Evaluation Start Date:** 20141113
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** State Statute or Regulation
**Return to Compliance Date:** 20150123
**Evaluation Agency:** State

**Evaluation Start Date:** 20141113
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** TSD - Manifest/Records/Reporting
**Return to Compliance Date:** 20150123
**Evaluation Agency:** State

**Evaluation Start Date:** 20141113
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** Generators - Manifest
**Return to Compliance Date:** 20141121
**Evaluation Agency:** State

**Evaluation Start Date:** 20121126
**Evaluation Type Description:** FINANCIAL RECORD REVIEW
**Violation Short Description:**
**Return to Compliance Date:**
**Evaluation Agency:** State

**Evaluation Start Date:** 20121114
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:**
**Return to Compliance Date:**
**Evaluation Agency:** State

**Evaluation Start Date:** 20120622
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** Listing - General
**Return to Compliance Date:** 20120716
**Evaluation Agency:** State

**Evaluation Start Date:** 20120622
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** Generators - General
**Return to Compliance Date:** 20121113
**Evaluation Agency:** State

**Evaluation Start Date:** 20120622
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:** Generators - Pre-transport
**Return to Compliance Date:** 20120622
**Evaluation Agency:** State

**Evaluation Start Date:** 20090608
**Evaluation Type Description:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Violation Short Description:**
**Return to Compliance Date:**
**Evaluation Agency:** State

**Evaluation Start Date:** 20090603
**Evaluation Type Description:** FINANCIAL RECORD REVIEW
**Violation Short Description:** State Statute or Regulation

***Return to Compliance Date:*** 20101005
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090514
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20090527
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080519
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20070328
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20070327
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070323
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060510
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060427
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20060427
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20051128
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20050921
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20051128
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Smelting, Melting and Refining:*** No
***Underground Injection Control:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040720
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20060223
***Handler Name:*** LIGHTING RESOURCES LLC

**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report

***Waste Code Details***

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 2
**Receive Date:** 20080208
**Handler Name:** LIGHTING RESOURCES LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report

***Waste Code Details***

**Hazardous Waste Code:** D008
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20100302
**Handler Name:** LIGHTING RESOURCES LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report update with Notification

***Waste Code Details***

**Hazardous Waste Code:** 181
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 261
**Waste Code Description:** Polychlorinated biphenyls and material containing PCB's

**Hazardous Waste Code:** D008
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 2
**Receive Date:** 20120925
**Handler Name:** LIGHTING RESOURCES, LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report update with Notification

***Waste Code Details***

**Hazardous Waste Code:** 181

**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 261
**Waste Code Description:** Polychlorinated biphenyls and material containing PCB's

**Hazardous Waste Code:** D008
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 3
**Receive Date:** 20140411
**Handler Name:** LIGHTING RESOURCES LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report update with Notification

***Waste Code Details***

**Hazardous Waste Code:** D008
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 4
**Receive Date:** 20160301
**Handler Name:** LIGHTING RESOURCES LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report update with Notification

***Waste Code Details***

**Hazardous Waste Code:** 181
**Waste Code Description:** Other inorganic solid waste

**Hazardous Waste Code:** 261
**Waste Code Description:** Polychlorinated biphenyls and material containing PCB's

**Hazardous Waste Code:** D008
**Waste Code Description:** LEAD

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Hazardous Waste Handler Details***

**Sequence No:** 5
**Receive Date:** 20181029
**Handler Name:** LIGHTING RESOURCES LLC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20190125
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Implementer

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 6
***Receive Date:*** 20200303
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DANIEL GILLESPIE
***Street No:***
***Street 1:***
***Street 2:***

| | | | |
|---|---|---|---|
| **Date Became Current:** | 19960701 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Notification | **Zip Code:** | |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Implementer | **Zip Code:** | 93065 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Implementer | **Zip Code:** | 93065 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 386 |
| **Type:** | Private | **Street 1:** | SOUTH GORDON |
| **Name:** | THUMOS, LLC | **Street 2:** | |
| **Date Became Current:** | 19500101 | **City:** | POMONA |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-623-5500 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91766 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | SUITE 350 |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3050 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | LIGHTING RESOURCES LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3050 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DAVID GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19961014 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 386 |
| **Type:** | Private | **Street 1:** | SOUTH GORDON |
| **Name:** | THUMOS LLC | **Street 2:** | |
| **Date Became Current:** | 19500101 | **City:** | POMONA |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-623-5500 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91766 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | LIGHTING RESOURCES,LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3050 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 805 |
| **Type:** | Private | **Street 1:** | EAST FRANCIS STREET |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-3132 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91761 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DANIEL P. GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 12 GOLDENGLEN DR. |
| **Name:** | DANIEL P. GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | 93065 |

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|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 12 GOLDENGLEN DR |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |

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|---|---|---|---|
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | 93065 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 805 |
| **Type:** | Private | **Street 1:** | FRANCIS ST |
| **Name:** | DAN GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-7252 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91761 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 805 FRANCIS ST |
| **Name:** | DANIEL GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960701 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Notification | **Zip Code:** | 91761 |

***Historical Handler Details***

| | |
|---|---|
| **Receive Dt:** | 20190125 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20181029 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20160301 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20140411 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20120925 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES, LLC |
| | |
| **Receive Dt:** | 20100302 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20080208 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20060223 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES LLC |
| | |
| **Receive Dt:** | 20040720 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | LIGHTING RESOURCES INC |

| | | | | | | |
|---|---|---|---|---|---|---|
| 37 | ***2 of 12*** | ***NNW*** | ***0.15 / 801.16*** | ***881.42 / 11*** | ***LIGHTING RESOURCES LLC<br>805 FRANCIS ST<br>ONTARIO CA 91761-0000*** | ***RCRA LQG*** |

| | |
|---|---|
| **EPA Handler ID:** | CAR000156125 |
| **Gen Status Universe:** | Large Quantity Generator |
| **Contact Name:** | BRYANT ASCENCIO |
| **Contact Address:** | 805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US |
| **Contact Phone No and Ext:** | 909-923-7252 |
| **Contact Email:** | BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM |

**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 20200303
**Location Latitude:** 34.043576
**Location Longitude:** -117.571449

***Violation/Evaluation Summary***

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

**Citation:**
**Violation Short Description:** State Statute or Regulation
**Violation Type:** XXS
**Violation Determined Date:** 20190606
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20191021
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20190710
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - Financial Requirements
**Violation Type:** 264.H
**Violation Determined Date:** 20190213
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20190227
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20190312
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**

**Violation Short Description:** Generators - General
**Violation Type:** 262.A
**Violation Determined Date:** 20190114
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20190213
**Violation Responsible Agency:** State

***Violation Details***

**Citation:**
**Violation Short Description:** Generators - Pre-transport
**Violation Type:** 262.C
**Violation Determined Date:** 20190114
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20190213
**Violation Responsible Agency:** State

***Violation Details***

**Citation:**
**Violation Short Description:** Generators - Pre-transport
**Violation Type:** 262.C
**Violation Determined Date:** 20190114
**Scheduled Compliance Date:**
**Return to Compliance:** Observed
**Actual Return to Compl:** 20190114
**Violation Responsible Agency:** State

***Violation Details***

**Citation:**
**Violation Short Description:** State Statute or Regulation
**Violation Type:** XXS
**Violation Determined Date:** 20190114
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20190212
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20190114
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** State Statute or Regulation
**Violation Type:** XXS
**Violation Determined Date:** 20190114
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20190121
**Violation Responsible Agency:** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190209
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Manifest
***Violation Type:*** 262.B
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***

**Violation Short Description:** Transporters - General
**Violation Type:** 263.A
**Violation Determined Date:** 20141113
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20150123
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20141114
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - Preparedness and Prevention
**Violation Type:** 264.C
**Violation Determined Date:** 20141113
**Scheduled Compliance Date:**
**Return to Compliance:** Observed
**Actual Return to Compl:** 20141113
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20141114
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - Manifest/Records/Reporting
**Violation Type:** 264.E
**Violation Determined Date:** 20141113
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20150123
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20141114
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**

***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Universal Waste - General
***Violation Type:*** 273.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Listing - General
***Violation Type:*** 261.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20120716
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20121113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20120622
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090603
***Scheduled Compliance Date:***

***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20101005
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090604
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090514
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20090527
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090520
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20080522
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20080522
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20080522
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20070327
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20070327
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20070328
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20070327
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20070328
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20070328
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20060418
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20060427
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20061130
***Enf Disposition Status:***

**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:** 11113
**Paid Amount:**

**Enforcement Type:** 140
**Enforcement Type Description:** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
**Enforcement Action Date:** 20061109
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20060418
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - General Facility Standards
**Violation Type:** 264.B
**Violation Determined Date:** 20050921
**Scheduled Compliance Date:**
**Return to Compliance:** Documented
**Actual Return to Compl:** 20051128
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 112
**Enforcement Type Description:**
**Enforcement Action Date:** 20050921
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

**Enforcement Type:** 140
**Enforcement Type Description:** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
**Enforcement Action Date:** 20051220
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

**Enforcement Type:** 385
**Enforcement Type Description:** SINGLE SITE CA/FO
**Enforcement Action Date:** 20060210
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:** 4000

***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20050921
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20190724
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190606
***Evaluation Type Description:*** FOLLOW-UP INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20191021
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190213
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 20190227
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190114
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE

***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190209
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190212
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170208
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170119
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20160302
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20150113
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Universal Waste - General
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Transporters - General
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20141113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Manifest
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121126
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Listing - General
***Return to Compliance Date:*** 20120716
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20121113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20120622
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090608
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090603
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20101005
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090514
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20090527
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080519
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW

***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20070327
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20070328
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070323
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060510
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060427
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20060427
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20051128
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20051128
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20050921
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | Yes |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20040720 |
| ***Handler Name:*** | LIGHTING RESOURCES INC |
| ***Federal Waste Generator Code:*** | 1 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Source Type:*** | Notification |

***Waste Code Details***

| | |
|---|---|
| ***Hazardous Waste Code:*** | D008 |
| ***Waste Code Description:*** | LEAD |

| | |
|---|---|
| ***Hazardous Waste Code:*** | D009 |
| ***Waste Code Description:*** | MERCURY |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20060223 |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Federal Waste Generator Code:*** | 1 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Source Type:*** | Annual/Biennial Report |

***Waste Code Details***

| | |
|---|---|
| ***Hazardous Waste Code:*** | D009 |
| ***Waste Code Description:*** | MERCURY |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 2 |
| ***Receive Date:*** | 20080208 |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Federal Waste Generator Code:*** | 1 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Source Type:*** | Annual/Biennial Report |

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20100302
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20120925
***Handler Name:*** LIGHTING RESOURCES, LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 3
***Receive Date:*** 20140411
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 4
***Receive Date:*** 20160301
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 5
***Receive Date:*** 20181029
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20190125
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Implementer

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 6
***Receive Date:*** 20200303
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** DANIEL P. GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:*** 12 GOLDENGLEN DR.
***Street 2:***
***City:*** SIMI VALLEY
***State:*** CA
***Country:*** US
***Zip Code:*** 93065

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** LIGHTING RESOURCES,LLC
***Date Became Current:*** 19900101
***Date Ended Current:***
***Phone:*** 805-624-3050
***Source Type:*** Annual/Biennial Report update with Notification
***Street No:*** 1919
***Street 1:*** WILLIAMS ST SUITE 350
***Street 2:***
***City:*** SIMI VALLEY
***State:*** CA
***Country:*** US
***Zip Code:*** 93065

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DANIEL P GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US
***Zip Code:***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Street No:***
***Street 1:***

| | | | |
|---|---|---|---|
| **Name:** | LIGHTING RESOURCES LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | SUITE 350 |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3050 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Implementer | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 805 FRANCIS ST |
| **Name:** | DANIEL GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960701 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Notification | **Zip Code:** | 91761 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DAVID GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19961014 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DANIEL GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960701 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Notification | **Zip Code:** | |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Implementer | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 805 |
| **Type:** | Private | **Street 1:** | FRANCIS ST |
| **Name:** | DAN GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-7252 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91761 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3060 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 1919 |
| **Type:** | Private | **Street 1:** | WILLIAMS ST SUITE 350 |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 805-624-3050 | **Country:** | US |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | DANIEL P. GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 386 |
| **Type:** | Private | **Street 1:** | SOUTH GORDON |
| **Name:** | THUMOS, LLC | **Street 2:** | |
| **Date Became Current:** | 19500101 | **City:** | POMONA |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-623-5500 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91766 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | 386 |
| **Type:** | Private | **Street 1:** | SOUTH GORDON |
| **Name:** | THUMOS LLC | **Street 2:** | |
| **Date Became Current:** | 19500101 | **City:** | POMONA |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-623-5500 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91766 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | |
| **Date Ended Current:** | | **State:** | |
| **Phone:** | | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 12 GOLDENGLEN DR |
| **Name:** | DANIEL P GILLESPIE | **Street 2:** | |
| **Date Became Current:** | 19960715 | **City:** | SIMI VALLEY |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Annual/Biennial Report | **Zip Code:** | 93065 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | 805 |
| **Type:** | Private | **Street 1:** | EAST FRANCIS STREET |
| **Name:** | LIGHTING RESOURCES, LLC | **Street 2:** | |
| **Date Became Current:** | 19900101 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-3132 | **Country:** | |
| **Source Type:** | Annual/Biennial Report update with Notification | **Zip Code:** | 91761 |

***Historical Handler Details***

***Receive Dt:*** 20190125

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20181029
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20160301
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20140411
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20120925
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES, LLC

**Receive Dt:** 20100302
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20080208
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20060223
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES LLC

**Receive Dt:** 20040720
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES INC

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| | | | | | | |
|---|---|---|---|---|---|---|
| 37 | 3 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES, LLC**<br>**805 E FRANCIS ST**<br>**ONTARIO CA 91761** | **SANBERN**<br>**CUPA** |

**Facility ID:** FA0004431
**Owner Info:** GILLESPIE, DAN
**Mailing Care of:**
**Mailing Address 1:** 805 EAST FRANCIS STREET
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0036549
**Status:** INACTIVE
**Program Element Code:** 4354
**Permit Desc:** RCRA LARGE QUANTITY GENERATOR
**To:** 9/30/2017

**Permit ID:** PT0017050
**Status:** INACTIVE
**Program Element Code:** 4303
**Permit Desc:** HAZARDOUS WASTE GENERATOR RCRA LQG
**To:** 9/30/2013

**Permit ID:** PT0018584
**Status:** ACTIVE
**Program Element Code:** 5415
**Permit Desc:** UW HANDLER WITH ANOTHER CUPA PERMIT
**To:** 9/30/2021

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Permit ID:** PT0006524
**Status:** ACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 9/30/2021

**Permit ID:** PT0006525
**Status:** ACTIVE
**Program Element Code:** 4354
**Permit Desc:** RCRA LARGE QUANTITY GENERATOR
**To:** 9/30/2021

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37 | 4 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES LLC**
**805 E FRANCIS ST**
**ONTARIO CA 917610000** | ENVIROSTOR

**Estor/EPA ID:** CAL000827758
**Site Code:** 400467
**Nat Priority List:**
**APN:**
**Census Tract:**
**Site Type:** CLOSED- PERMIT AUTHORITY: Standardized
**Address Description:** 805 E FRANCIS ST
**Office:**
**Special Program:**
**Funding:**
**Cleanup Status:**
**Cleanup Oversight Agencies:**
**School District:**
**Past Use that Caused Contam:**
**Potential Media Affected:**
**Potential Contamin of Concern:**

**Assembly District:** 52
**Senate District:** 20
**Permit Renewal Lead:**
**Public Partici Spclst:**
**Project Manager:**
**County:** SAN BERNARDINO
**Latitude:** 34.041742
**Longitude:** -117.639362
**Acres:**
**Supervisor:**

**Site History:**

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

**Status:** CLOSED
**A2 Program Type:** HAZ WASTE - Standardized
**CalEnviroScreen Score:** 96-100%
**Summary Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

**Status:** NO ACTION
**A2 Program Type:** INSPECTION
**CalEnviroScreen Score:** 96-100%
**Summary Link:** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

***Permit Units - Completed Activities***

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
**Date:** 4/10/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
**Date:** 10/20/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED

**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
**Date:** 6/24/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT
**Date:** 6/24/1996
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
**Date:** 4/1/1994
**Doc Link:**

***Units Undergoing Closure***

**Unit:** MULTIPLE UNITS
**Event Description:** CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
**Date:** 6/25/1996
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 37 | 5 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | LIGHTING RESOURCES LLC<br>805 FRANCIS ST<br>ONTARIO CA 917610000 | ENVIROSTOR |

**Estor/EPA ID:** CAR000156125
**Site Code:** 400467, 401467, 500315
**Nat Priority List:**
**APN:**
**Census Tract:**
**Site Type:** OPERATING PERMIT
**Address Description:** 805 FRANCIS ST
**Office:**
**Special Program:**
**Funding:**
**Cleanup Status:**
**Cleanup Oversight Agencies:**
**School District:**
**Past Use that Caused Contam:**
**Potential Media Affected:**
**Potential Contamin of Concern:**

**Assembly District:** 52
**Senate District:** 20
**Permit Renewal Lead:**
**Public Partici Spclst:**
**Project Manager:**
**County:** SAN BERNARDINO
**Latitude:** 34.041742
**Longitude:** -117.639362
**Acres:**
**Supervisor:**

***Site History:***

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

***Status:*** NO ACTION
***A2 Program Type:*** INSPECTION
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

***Status:*** OPERATING PERMIT
***A2 Program Type:*** HAZ WASTE - Standardized
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

***Permit Units - Completed Activities***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
***Date:*** 8/6/2018
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
***Date:*** 3/23/2017
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
***Date:*** 10/31/2006
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
***Date:*** 6/24/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS

**Event Description:** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
**Date:** 10/28/2016
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
**Date:** 4/4/2006
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT
**Date:** 6/24/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (END)
**Date:** 4/10/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
**Date:** 10/12/2018
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
**Date:** 12/8/2006
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
**Date:** 4/10/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
**Date:** 4/3/2020
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
**Date:** 3/5/2020
**Doc Link:**

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
**Date:** 2/28/2019
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
**Date:** 2/21/2019
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
**Date:** 3/23/2017
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
**Date:** 6/24/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
**Date:** 5/15/2006
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL CEQA
**Date:** 6/24/1996
**Doc Link:**

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
**Date:** 2/28/2019
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
**Date:** 10/22/2018
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
**Date:** 2/22/2017
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
**Date:** 10/28/2016
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
**Date:** 3/23/2007
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
**Date:** 3/23/2007
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
**Date:** 2/6/2007
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
**Date:** 1/8/2007
**Doc Link:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
***Date:*** 10/31/2006
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

***Units Undergoing Closure***

***Unit:*** NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
***Event Description:***
***Date:***
***Doc Link:***

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| | | | | | | |
|---|---|---|---|---|---|---|
| 37 | 6 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | ***LIGHTING RESOURCES LLC***<br>***805 FRANCIS ST***<br>***ONTARIO CA 917610000*** | ***HWP*** |

***Estor/EPA ID:*** CAR000156125
***Site Code:*** 400467, 401467, 500315
***Nat Priority List:***
***Acres:***
***Special Program:***
***Funding:***
***Assembly District:*** 52
***Senate District:*** 20
***School District:***
***APN:***
***Cleanup Status:***
***Cleanup Oversight Agencies:***
***Site Type:*** OPERATING PERMIT
***Office:***
***Past Use that Caused Contam:***
***Potential Media Affected:***
***Potential Contamin of Concern:***

***Permit Renewal Lead:***
***Project Manager:***
***Supervisor:***
***Public Partici Spclst:***
***Census Tract:***
***County:*** SAN BERNARDINO
***Latitude:*** 34.041742
***Longitude:*** -117.639362

***Site History:***

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)

This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

***Status:*** NO ACTION
***Program Type:*** INSPECTION
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

***Status:*** OPERATING PERMIT
***Program Type:*** HAZ WASTE - Standardized
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

***Permit Units - Completed Activities***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
***Date:*** 5/15/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
***Date:*** 3/23/2007
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
***Date:*** 1/8/2007
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
***Date:*** 8/6/2018
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL CEQA
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
***Date:*** 10/31/2006
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
***Date:*** 10/28/2016
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
**Date:** 10/12/2018
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
**Date:** 2/6/2007
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
**Date:** 2/21/2019
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
**Date:** 10/22/2018
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
**Date:** 6/24/2006
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
**Date:** 3/23/2017
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
**Date:** 2/22/2017
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
**Date:** 10/31/2006
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
**Date:** 3/23/2007
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT
**Date:** 6/24/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
**Date:** 4/3/2020
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
**Date:** 4/10/1996
**Doc Link:**

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
**Date:** 2/28/2019
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
**Date:** 3/5/2020
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
**Date:** 10/28/2016
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
**Date:** 4/4/2006
**Doc Link:** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
**Date:** 6/24/1996
**Doc Link:**

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
**Date:** 2/28/2019
**Doc Link:**

**Unit:**
**Event Description:** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
**Date:** 3/23/2017
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (END)
**Date:** 4/10/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
**Date:** 12/8/2006
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

***Units Undergoing Closure***

**Unit:** NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
**Event Description:**
**Date:**
**Doc Link:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 37 | 7 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | LIGHTING RESOURCES LLC<br>805 E FRANCIS ST<br>ONTARIO CA 917610000 | HWP |

**Estor/EPA ID:** CAL000827758
**Site Code:** 400467
**Nat Priority List:**
**Acres:**
**Special Program:**
**Funding:**
**Assembly District:** 52
**Senate District:** 20
**School District:**
**APN:**
**Cleanup Status:**
**Cleanup Oversight Agencies:**
**Site Type:** CLOSED- PERMIT AUTHORITY: Standardized
**Office:**
**Past Use that Caused Contam:**
**Potential Media Affected:**
**Potential Contamin of Concern:**

**Permit Renewal Lead:**
**Project Manager:**
**Supervisor:**
**Public Partici Spclst:**
**Census Tract:**
**County:** SAN BERNARDINO
**Latitude:** 34.041742
**Longitude:** -117.639362

**Site History:**

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

**Status:** CLOSED
**Program Type:** HAZ WASTE - Standardized
**CalEnviroScreen Score:** 96-100%
**Summary Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

**Status:** NO ACTION
**Program Type:** INSPECTION
**CalEnviroScreen Score:** 96-100%
**Summary Link:** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

***Permit Units - Completed Activities***

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
**Date:** 6/24/1996
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - FINAL PERMIT
**Date:** 6/24/1996
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
**Date:** 4/1/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
**Date:** 10/20/1994
**Doc Link:**

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
**Date:** 4/1/1994
**Doc Link:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Unit:** MULTIPLE UNITS
**Event Description:** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
**Date:** 4/10/1996
**Doc Link:**

***Units Undergoing Closure***

**Unit:** MULTIPLE UNITS
**Event Description:** CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION
**Date:** 6/25/1996
**Doc Link:** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa

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37 | 8 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES, INC.**
**805 E. FRANCIS STREET**
**ONTARIO CA 91761** | PCB

**Site ID:** CAR000156125
**Receive Date:**
**Generator:** No
**Storer:** No
**Transporter:** Yes
**Disposer:** No
**Research:** No
**Smelter:** No
**Cert Title:**
**Cert Date:** 2004-09-02T00:00:00-04:00
**Cert Name:**
**Location Country:** US
**State Name:** CALIFORNIA
**Region:** 09

**Mail Address 1:** 805 E. FRANCIS STREET
**Mail Address 2:**
**Mail Street No:**
**Mail City:** ONTARIO
**Mail State:** CA
**Mail Zip:** 91761
**Mail Country:** US
**Contact Name:** DANIEL P GILLESPIE
**Contact Title:**
**Contact Phone:** 909-923-7252
**Contact Phone Ext:**
**Contact Email:**
**Owner Name:** DANIEL P. GILLESPIE

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37 | 9 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | **LIGHTING RESOURCES, INC.**
**805 EAST FRANCIS ST**
**ONTARIO CA 91761** | RCRA TSD

**EPA Handler ID:** CAD000827758
**Gen Status Universe:** No Report
**Contact Name:** DAVID GILLESPIE
**Contact Address:** US
**Contact Phone No and Ext:** 909-923-7252
**Contact Email:**
**Contact Country:** US
**Land Type:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Receive Date:** 19990415
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:**
**Mixed Waste Generator:**
**Transporter Activity:**
**Transfer Facility:**
**Onsite Burner Exemption:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Smelting, Melting and Refining:***
***Underground Injection Control:***
***Commercial TSD:*** No
***Used Oil Transporter:***
***Used Oil Transfer Facility:***
***Used Oil Processor:***
***Used Oil Refiner:***
***Used Oil Burner:***
***Used Oil Market Burner:***
***Used Oil Spec Marketer:***

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 19990415
***Handler Name:*** LIGHTING RESOURCES, INC.
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

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| | | | | | | |
|---|---|---|---|---|---|---|
| 37 | *10 of 12* | *NNW* | *0.15 / 801.16* | *881.42 / 11* | ***LIGHTING RESOURCES INC***<br>***805 FRANCIS ST***<br>***ONTARIO CA 91761*** | ***RCRA TSD*** |

***EPA Handler ID:*** CAL000827758
***Gen Status Universe:*** Small Quantity Generator
***Contact Name:*** DAN P GILLESPIE
***Contact Address:*** US
***Contact Phone No and Ext:*** 909-923-7252 x14
***Contact Email:*** LRIRECYCLES@AOL.COM
***Contact Country:*** US
***Land Type:*** Private
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09
***Receive Date:*** 20040109
***Location Latitude:*** 34.041219
***Location Longitude:*** -117.639095

***Violation/Evaluation Summary***

***Note:*** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20040618
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20040720
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 120
***Enforcement Type Description:*** WRITTEN INFORMAL
***Enforcement Action Date:*** 20040621
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***

***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20040614
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20040707
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20040614
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20040707
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***

***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Permits - Application
***Violation Type:*** 270.B
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***

***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20050407
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040629
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040618
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20040720
***Evaluation Agency:*** State Contractor/Grantee

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20030516
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20001004
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW

***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20000926
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19990723
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Permits - Application
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Smelting, Melting and Refining:*** No
***Underground Injection Control:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20020211
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator
***Source Type:*** Implementer

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Other
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:*** 805 FRANCIS ST
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:*** US
***Zip Code:*** 91761

***Owner/Operator Ind:*** Current Owner
***Type:*** Other
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Implementer
***Street No:***
***Street 1:*** 805 FRANCIS ST
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:*** US
***Zip Code:*** 91761

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Implementer
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US
***Zip Code:***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US
***Zip Code:***

***Historical Handler Details***

***Receive Dt:*** 20040109
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES INC

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Receive Dt:** 20020211
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES INC

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 37 | 11 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | LIGHTING RESOURCES INC<br>805 FRANCIS ST<br>ONTARIO CA 91761 | RCRA SQG |

**EPA Handler ID:** CAL000827758
**Gen Status Universe:** Small Quantity Generator
**Contact Name:** DAN P GILLESPIE
**Contact Address:** US
**Contact Phone No and Ext:** 909-923-7252 x14
**Contact Email:** LRIRECYCLES@AOL.COM
**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 20040109
**Location Latitude:** 34.041219
**Location Longitude:** -117.639095

***Violation/Evaluation Summary***

**Note:** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

**Citation:**
**Violation Short Description:** Generators - General
**Violation Type:** 262.A
**Violation Determined Date:** 20040618
**Scheduled Compliance Date:**
**Return to Compliance:** O
**Actual Return to Compl:** 20040720
**Violation Responsible Agency:** State

***Enforcement Details***

**Enforcement Type:** 120
**Enforcement Type Description:** WRITTEN INFORMAL
**Enforcement Action Date:** 20040621
**Enf Disposition Status:**
**Disposition Status Date:**
**Enforcement Lead Agency:** State
**Proposed Penalty Amount:**
**Final Amount:**
**Paid Amount:**

***Violation Details***

**Citation:**
**Violation Short Description:** TSD - General Facility Standards
**Violation Type:** 264.B
**Violation Determined Date:** 20040614
**Scheduled Compliance Date:**
**Return to Compliance:** D
**Actual Return to Compl:** 20040707
**Violation Responsible Agency:** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20040614
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 20040707
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000

***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319

***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Permits - Application
***Violation Type:*** 270.B
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***

***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20050407
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040629
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040618
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20040720
***Evaluation Agency:*** State Contractor/Grantee

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20030516
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20001004
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20000926
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19990723
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Permits - Application
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20020211
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator
***Source Type:*** Implementer

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20040109

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Handler Name:** LIGHTING RESOURCES INC
**Federal Waste Generator Code:** 1
**Generator Code Description:** Large Quantity Generator
**Source Type:** Annual/Biennial Report

***Waste Code Details***

**Hazardous Waste Code:** D009
**Waste Code Description:** MERCURY

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** DAN GILLESPIE
**Date Became Current:** 19960715
**Date Ended Current:**
**Phone:**
**Source Type:** Implementer
**Street No:**
**Street 1:** 805 FRANCIS ST
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:** US
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Private
**Name:** DAN GILLESPIE
**Date Became Current:** 19960715
**Date Ended Current:**
**Phone:**
**Source Type:** Implementer
**Street No:**
**Street 1:**
**Street 2:**
**City:**
**State:**
**Country:** US
**Zip Code:**

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** DAN GILLESPIE
**Date Became Current:** 19960715
**Date Ended Current:**
**Phone:**
**Source Type:** Annual/Biennial Report
**Street No:**
**Street 1:** 805 FRANCIS ST
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:** US
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Private
**Name:** DAN GILLESPIE
**Date Became Current:** 19960715
**Date Ended Current:**
**Phone:**
**Source Type:** Annual/Biennial Report
**Street No:**
**Street 1:**
**Street 2:**
**City:**
**State:**
**Country:** US
**Zip Code:**

***Historical Handler Details***

**Receive Dt:** 20040109
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES INC

**Receive Dt:** 20020211
**Generator Code Description:** Large Quantity Generator
**Handler Name:** LIGHTING RESOURCES INC

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 37 | 12 of 12 | NNW | 0.15 / 801.16 | 881.42 / 11 | LIGHTING RESOURCES, INC.<br>805 EAST FRANCIS ST<br>ONTARIO CA 91761 | RCRA NON GEN |

**EPA Handler ID:** CAD000827758
**Gen Status Universe:** No Report
**Contact Name:** DAVID GILLESPIE
**Contact Address:** US
**Contact Phone No and Ext:** 909-923-7252
**Contact Email:**
**Contact Country:** US

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | |
|---|---|
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 19990415 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | |
| **Mixed Waste Generator:** | |
| **Transporter Activity:** | |
| **Transfer Facility:** | |
| **Onsite Burner Exemption:** | |
| **Furnace Exemption:** | |
| **Underground Injection Activity:** | |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | |
| **Used Oil Transfer Facility:** | |
| **Used Oil Processor:** | |
| **Used Oil Refiner:** | |
| **Used Oil Burner:** | |
| **Used Oil Market Burner:** | |
| **Used Oil Spec Marketer:** | |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 19990415 |
| **Handler Name:** | LIGHTING RESOURCES, INC. |
| **Source Type:** | Annual/Biennial Report |
| **Federal Waste Generator Code:** | 1 |
| **Generator Code Description:** | Large Quantity Generator |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 38 | 1 of 1 | NE | 0.15 / 811.02 | 878.09 / 8 | COAST PLASTICS INC<br>936 E FRANCIS ST<br>ONTARIO CA 91761 | RCRA NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAL000400649 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | ALANA TURNER |
| **Contact Address:** | 936 E FRANCIS ST , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-923-3848 |
| **Contact Email:** | ACCOUNTING@COASTPLASTICSINC.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20140922 |
| **Location Latitude:** | 34.04115 |
| **Location Longitude:** | -117.635958 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20140922 |
| ***Handler Name:*** | COAST PLASTICS INC |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 936 E FRANCIS ST |
| ***Name:*** | ALANA TURNER | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-3848 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 936 E FRANCIS STREET |
| ***Name:*** | RUSSELL WELLS SR | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-3848 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761-0000 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 39 | *1 of 1* | *NW* | *0.16 / 818.42* | *882.50 / 12* | ***MICO WEST***<br>***701 E FRANCIS ST***<br>***ONTARIO CA 91761*** | ***SANBERN***<br>***CUPA*** |

| | |
|---|---|
| ***Facility ID:*** | FA0004697 |
| ***Owner Info:*** | John Morrison |
| ***Mailing Care of:*** | Mico West |
| ***Mailing Address 1:*** | 701 E FRANCIS ST |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0002797 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4453 |
| ***Permit Desc:*** | SMALL QUANTITY GENERATOR |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**To:** 11/30/2017

**Permit ID:** PT0002796
**Status:** INACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 11/30/2017

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 40 | 1 of 1 | NNE | 0.16 / 836.41 | 880.26 / 10 | WALKERS AIR BRAKES<br>921 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0007205
**Owner Info:** R & O MCINTYRE, INC.
**Mailing Care of:**
**Mailing Address 1:** 921 EAST FRANCIS STREET
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0005265
**Status:** INACTIVE
**Program Element Code:** 4453
**Permit Desc:** SMALL QUANTITY GENERATOR
**To:** 8/31/2017

**Permit ID:** PT0005264
**Status:** ACTIVE
**Program Element Code:** 4241
**Permit Desc:** HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL
**To:** 8/31/2021

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 41 | 1 of 1 | NW | 0.16 / 840.08 | 882.72 / 13 | MICO WEST<br>701 E FRANCIS<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

**EPA Handler ID:** CAD981442536
**Gen Status Universe:** No Report
**Contact Name:** JASON L HAMMOND
**Contact Address:** 701 E FRANCIS , , ONTARIO , CA, 91761 , US
**Contact Phone No and Ext:** 507-625-6426
**Contact Email:**
**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 20170313
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No

***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 19860910
***Handler Name:*** MICO WEST
***Source Type:*** Notification
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 19960901
***Handler Name:*** MICO WEST
***Source Type:*** Implementer
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 19960901
***Handler Name:*** MICO WEST
***Source Type:*** Implementer
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20170313
***Handler Name:*** MICO WEST
***Source Type:*** Notification
***Federal Waste Generator Code:*** N
***Generator Code Description:*** Not a Generator, Verified

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** NOT REQUIRED
***Date Became Current:***
***Date Ended Current:***
***Phone:*** 415-555-1212
***Source Type:*** Notification
***Street No:***
***Street 1:*** NOT REQUIRED
***Street 2:***
***City:*** NOT REQUIRED
***State:*** ME
***Country:*** US
***Zip Code:*** 99999

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** MICO INC
***Date Became Current:***
***Date Ended Current:***
***Street No:***
***Street 1:*** NOT REQUIRED
***Street 2:***
***City:*** NOT REQUIRED
***State:*** ME

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Phone:** | 415-555-1212 | **Country:** | |
| **Source Type:** | Notification | **Zip Code:** | 99999 |
| | | | |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Private | **Street 1:** | 701 E FRANCIS |
| **Name:** | MICO WEST | **Street 2:** | |
| **Date Became Current:** | 19870410 | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | | **Country:** | US |
| **Source Type:** | Notification | **Zip Code:** | 91761 |
| | | | |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Private | **Street 1:** | NOT REQUIRED |
| **Name:** | NOT REQUIRED | **Street 2:** | |
| **Date Became Current:** | | **City:** | NOT REQUIRED |
| **Date Ended Current:** | | **State:** | ME |
| **Phone:** | 415-555-1212 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 99999 |

***Historical Handler Details***

| | |
|---|---|
| **Receive Dt:** | 19960901 |
| **Generator Code Description:** | Small Quantity Generator |
| **Handler Name:** | MICO WEST |
| | |
| **Receive Dt:** | 19960901 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | MICO WEST |
| | |
| **Receive Dt:** | 19860910 |
| **Generator Code Description:** | Large Quantity Generator |
| **Handler Name:** | MICO WEST |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 42 | 1 of 1 | NNW | 0.16 / 847.81 | 881.49 / 11 | HARDWARE SPECIALTIES<br>761 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0014730 |
| **Owner Info:** | HARDWARE SPECIALTIES |
| **Mailing Care of:** | |
| **Mailing Address 1:** | 761 E FRANCIS ST |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91761 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0025710 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4241 |
| **Permit Desc:** | HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL |
| **To:** | 10/31/2021 |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 43 | 1 of 2 | NE | 0.16 / 852.25 | 878.51 / 8 | BOMEL CONSTRUCTION CO INC<br>939 E FRANCIS ST<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0001534 |
| **Owner Info:** | BOMEL CONSTRUCTION CO INC |
| **Mailing Care of:** | |
| **Mailing Address 1:** | 939 E FRANCIS ST |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0024352
**Status:** ACTIVE
**Program Element Code:** 4453
**Permit Desc:** SMALL QUANTITY GENERATOR
**To:** 11/30/2021

**Permit ID:** PT0001220
**Status:** ACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 11/30/2021

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 43 | 2 of 2 | NE | 0.16 / 852.25 | 878.51 / 8 | BOMEL CONSTRUCTION<br>939 E FRANCIS ST<br>ONTARIO CA 91761-5631 | RCRA<br>NON GEN |

**EPA Handler ID:** CAL000297126
**Gen Status Universe:** No Report
**Contact Name:** KEVIN OSTER
**Contact Address:** 96 CORPORATE PARK , , IRVINE , CA, 92606 ,
**Contact Phone No and Ext:** 714-921-1660
**Contact Email:** LOFFENBERG@BOMELCONSTRUCTION.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20050803
**Location Latitude:** 34.041208
**Location Longitude:** -117.635652

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20050803
**Handler Name:** BOMEL CONSTRUCTION
**Source Type:** Implementer

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 96 CORPORATE PARK |
| **Name:** | KEVIN OSTER | **Street 2:** | |
| **Date Became Current:** | | **City:** | IRVINE |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 714-921-1660 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 92606 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 96 CORPORATE PARK |
| **Name:** | BOMEL CONSTRUCTION | **Street 2:** | |
| **Date Became Current:** | | **City:** | IRIVNE |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 714-921-1660 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 92606-5136 |

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 44 | 1 of 2 | NNW | 0.17 / 877.54 | 882.25 / 12 | LIGHTING RESOURCES LLC<br>805 E FRANCIS ST<br>ONTARIO CA 91761 | INSP<br>COMP ENF |

| | | | |
|---|---|---|---|
| **EPA ID:** | CAL000827758 | **County:** | SAN BERNARDINO |
| **Geotracker Address:** | 805 E FRANCIS ST | **Geotracker Lat:** | 34.041742 |
| **Geotracker City:** | ONTARIO | **Geotracker Long:** | -117.639362 |
| **Report URL:** | https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630 | | |

***Inspection Information***

**Inspection Type:** Financial Records Review - Treatment, Storage and Disposal
**Violations:** No Violations
**Inspection Date:** 5/16/2003
**Return to Compliance:**
**Report Sent Date:** 5/20/2003

**Inspection Type:** Financial Records Review - Treatment, Storage and Disposal
**Violations:** No Violations
**Inspection Date:** 6/29/2004
**Return to Compliance:**
**Report Sent Date:** 6/29/2004

**Inspection Type:** Financial Records Review - Standardized Permit
**Violations:** No Violations
**Inspection Date:** 10/4/2000
**Return to Compliance:**
**Report Sent Date:** 11/6/2000

**Inspection Type:** Compliance Evaluation Inspection - Standardized Permit
**Violations:** Class 1, Class 2
**Inspection Date:** 6/19/1998
**Return to Compliance:** 3/19/1999
**Report Sent Date:** 8/7/1998

**Inspection Type:** Compliance Evaluation Inspection - Standardized Permit
**Violations:** No Violations
**Inspection Date:** 9/26/2000
**Return to Compliance:**
**Report Sent Date:** 11/6/2000

**Inspection Type:** Compliance Evaluation Inspection - Standardized Permit
**Violations:** Minor
**Inspection Date:** 6/14/2004
**Return to Compliance:** 7/7/2004

**Report Sent Date:** 7/7/2004

**Inspection Type:** Financial Records Review - Treatment, Storage and Disposal
**Violations:** No Violations
**Inspection Date:** 4/7/2005
**Return to Compliance:**
**Report Sent Date:** 5/3/2005

**Inspection Type:** Compliance Evaluation Inspection - Transporter
**Violations:** No Violations
**Inspection Date:** 7/23/1999
**Return to Compliance:**
**Report Sent Date:** 9/9/1999

***Enforcement Information (ENVIROSTOR ICE Sites Data Download)***

**Enforcement Type:** Final Administrative Settlement (310)
**Enforcement Date:** 3/19/1999

**Enforcement Type:** Enforcement Order Issued (210)
**Enforcement Date:** 10/14/1998

***Permitting***

**Site Code:** 400467
**Program Type:** HAZARDOUS WASTE FACILITY
**Facility Type:** HIST PERMITTED
**Calenviro Screen Percentile Sc:** 96-100% (highest scores)
**Site Facility Type:** CLOSED - PERMIT AUTHORITY: Standardized
**Assembly District:** 52
**Senate District:** 20
**Census Tract:** 6071001813
**Facility History:**

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

***DTSC Investigation Compliance Enforcement Sites***

**Envirostor ID:** 3000630
**Status:** No Action
**Site Type:** INSPECTION
**Latitude:** 34.041742
**Longitude:** -117.639362

***Site Details from REST Service***

**Envirostor ID:** 3000630
**Status:** No Action
**Site Type:** INSPECTION
**Latitude:** 34.041742
**Longitude:** -117.639362

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 44 | 2 of 2 | NNW | 0.17 / 877.54 | 882.25 / 12 | LIGHTING RESOURCES LLC<br>805 FRANCIS ST<br>ONTARIO CA 91761 | INSP<br>COMP ENF |

**EPA ID:** CAR000156125
**Geotracker Address:** 805 FRANCIS ST
**Geotracker City:** ONTARIO
**County:** SAN BERNARDINO
**Geotracker Lat:** 34.041742
**Geotracker Long:** -117.639362
**Report URL:** https://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

***Inspection Information***

**Inspection Type:** Financial Records Review - Standardized Permit
**Violations:** No Violations
**Inspection Date:** 5/19/2008

***Return to Compliance:***
***Report Sent Date:*** 5/21/2008

***Inspection Type:*** Focused Compliance Inspection - Universal Waste Mercury Lamp Recyclers
***Violations:*** Class 1, Minor
***Inspection Date:*** 9/21/2005
***Return to Compliance:*** 11/28/2005
***Report Sent Date:*** 9/21/2005

***Inspection Type:*** Follow-up Inspection - Standardized Permit
***Violations:*** Class 2
***Inspection Date:*** 6/6/2019
***Return to Compliance:*** 10/21/2019
***Report Sent Date:*** 7/31/2019

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 1
***Inspection Date:*** 4/18/2006
***Return to Compliance:*** 4/27/2006
***Report Sent Date:*** 5/18/2006

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 2, Minor
***Inspection Date:*** 6/22/2012
***Return to Compliance:*** 11/13/2012
***Report Sent Date:*** 8/17/2012

***Inspection Type:*** Financial Records Review - Standardized Permit
***Violations:*** No Violations
***Inspection Date:*** 11/26/2012
***Return to Compliance:***
***Report Sent Date:*** 11/26/2012

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 2, Minor
***Inspection Date:*** 1/14/2019
***Return to Compliance:*** 2/12/2019
***Report Sent Date:*** 3/13/2019

***Inspection Type:*** Financial Records Review - Standardized Permit
***Violations:*** Minor
***Inspection Date:*** 2/13/2019
***Return to Compliance:*** 2/27/2019
***Report Sent Date:*** 3/12/2019

***Inspection Type:*** Compliance Evaluation Inspection - Transporter
***Violations:*** No Violations
***Inspection Date:*** 7/24/2019
***Return to Compliance:***
***Report Sent Date:*** 7/24/2019

***Inspection Type:*** Focused Compliance Inspection - Universal Waste Electronics Recycler
***Violations:*** Class 2
***Inspection Date:*** 5/22/2008
***Return to Compliance:*** 5/22/2008
***Report Sent Date:*** 5/22/2008

***Inspection Type:*** Financial Records Review - Standardized Permit
***Violations:*** No Violations
***Inspection Date:*** 1/13/2015
***Return to Compliance:***
***Report Sent Date:*** 1/14/2015

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** No Violations
***Inspection Date:*** 1/19/2017
***Return to Compliance:***
***Report Sent Date:*** 2/24/2017

***Inspection Type:*** Financial Records Review - Treatment, Storage and Disposal
***Violations:*** No Violations
***Inspection Date:*** 3/23/2007
***Return to Compliance:***
***Report Sent Date:*** 3/26/2007

***Inspection Type:*** Financial Records Review - Standardized Permit
***Violations:*** Minor
***Inspection Date:*** 6/3/2009
***Return to Compliance:*** 10/5/2010
***Report Sent Date:*** 6/4/2009

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 2, Minor
***Inspection Date:*** 3/27/2007
***Return to Compliance:*** 3/28/2007
***Report Sent Date:*** 4/26/2007

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 2
***Inspection Date:*** 5/22/2008
***Return to Compliance:*** 5/22/2008
***Report Sent Date:*** 7/16/2008

***Inspection Type:*** Financial Records Review - Standardized Permit
***Violations:*** No Violations
***Inspection Date:*** 2/8/2017
***Return to Compliance:***
***Report Sent Date:*** 2/8/2017

***Inspection Type:*** Financial Records Review - Treatment, Storage and Disposal
***Violations:*** No Violations
***Inspection Date:*** 5/10/2006
***Return to Compliance:***
***Report Sent Date:*** 5/10/2006

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Minor
***Inspection Date:*** 11/13/2014
***Return to Compliance:*** 1/23/2015
***Report Sent Date:*** 1/6/2015

***Inspection Type:*** Compliance Evaluation Inspection - Standardized Permit
***Violations:*** Class 2
***Inspection Date:*** 5/14/2009
***Return to Compliance:*** 5/27/2009
***Report Sent Date:*** 7/15/2009

***Enforcement Information (ENVIROSTOR ICE Sites Data Download)***

***Enforcement Type:*** Consent Order with Enforcement and Settlement - Federal CA/FO (385)
***Enforcement Date:*** 11/30/2006

***Enforcement Type:*** Consent Order with Enforcement and Settlement - Federal CA/FO (385)
***Enforcement Date:*** 2/10/2006

***Complaints***

***Case No:*** 13-0813-0581
***Complaint Date:*** 8/21/2013
***Violations:*** YES

***Permitting***

***Site Code:*** 400467, 400467, 400467, 400467, 401467 ***Assembly District:*** 52

| | | | |
|---|---|---|---|
| ***Program Type:*** | HAZARDOUS WASTE FACILITY | ***Senate District:*** | 20 |
| ***Facility Type:*** | HIST PERMITTED | ***Census Tract:*** | 6071001813 |
| ***Calenviro Screen Percentile Sc:*** | 96-100% (highest scores) | | |
| ***Site Facility Type:*** | OPERATING PERMIT | | |
| ***Facility History:*** | | | |

Quarterly Update Period:

April 2020 to June 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

***DTSC Investigation Compliance Enforcement Sites***

| | | | |
|---|---|---|---|
| ***Envirostor ID:*** | 3000782 | ***Latitude:*** | 34.041742 |
| ***Status:*** | Significant Non-Complier | ***Longitude:*** | -117.639362 |
| ***Site Type:*** | INSPECTION | | |

***Site Details from REST Service***

| | | | |
|---|---|---|---|
| ***Envirostor ID:*** | 3000782 | ***Latitude:*** | 34.041742 |
| ***Status:*** | No Action | ***Longitude:*** | -117.639362 |
| ***Site Type:*** | INSPECTION | | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 45 | 1 of 1 | NE | 0.17 / 907.74 | 878.06 / 8 | MISSION LANDSCAPE COMPANIES, INC.<br>952 FRANCIS ST<br>ONTARIO CA 91761-0000 | RCRA NON GEN |

**EPA Handler ID:** CAL000209538
**Gen Status Universe:** No Report
**Contact Name:** ANA VAGLIENTY
**Contact Address:** 536 E DYER RD , , SANTA ANA , CA, 92707 ,
**Contact Phone No and Ext:** 714-918-3484
**Contact Email:** AVAGLIENTY@MISSIONLANDSCAPE.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20000131
**Location Latitude:** 34.041151
**Location Longitude:** -117.63518

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20000131
**Handler Name:** MISSION LANDSCAPE COMPANIES, INC.
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** DAVID DUBOIS
**Date Became Current:**
**Date Ended Current:**
**Phone:** 714-662-4500
**Source Type:** Implementer
**Street No:**
**Street 1:** 536 E DYER RD
**Street 2:**
**City:** SANTA ANA
**State:** CA
**Country:**
**Zip Code:** 92707-0000

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** ANA VAGLIENTY
**Street No:**
**Street 1:** 536 E DYER RD
**Street 2:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Date Became Current:** | | **City:** | SANTA ANA |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 714-918-3484 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 92707 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 46 | 1 of 1 | NNE | 0.17 / 917.65 | 881.51 / 11 | **ELITE TRUCK & RV LLC**<br>**1742 S BON VIEW AVE**<br>**ONTARIO CA 91761** | **RCRA NON GEN** |

| | |
|---|---|
| **EPA Handler ID:** | CAL000448659 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | HECTOR GARCIA |
| **Contact Address:** | 1742 S BON VIEW AVE , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-923-4501 |
| **Contact Email:** | HECTORGARCIA@ELITETRUCKCOLLISION.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20190905 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20190905 |
| **Handler Name:** | ELITE TRUCK & RV LLC |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1742 S BON VIEW AVE |
| **Name:** | HECTOR GARCIA | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-923-4501 | **Country:** | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1742 S BON VIEW AVE |
| **Name:** | ELITE TRUCK R.V. LLC | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-784-7411 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 47 | 1 of 1 | NNE | 0.17 / 918.25 | 881.51 / 11 | **WARFIELD ELECTRIC CO, INC**<br>**1745 S BON VIEW AVE**<br>**ONTARIO CA 91761** | EMISSIONS |

***2015 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107766 | **COID:** | SBD |
| **Facility SIC Code:** | 7538 | **DISN:** | SOUTH COAST AQMD |
| **CO:** | 36 | **CHAPIS:** | |
| **Air Basin:** | SC | **CERR Code:** | |
| **District:** | SC | | |
| **TS:** | | | |
| **Health Risk Asmt:** | | | |
| **Non-Cancer Chronic Haz Ind:** | | | |
| **Non-Cancer Acute Haz Ind:** | | | |

***2016 Toxic Data***

| | | | |
|---|---|---|---|
| **Facility ID:** | 107766 | **TS:** | |
| **Facility SIC Code:** | 7538 | **HRA:** | |
| **CERR CODE:** | | **CH Index:** | |
| **COID:** | SBD | **AH Index:** | |
| **CO:** | 36 | **Air Basin:** | SC |
| **DISN:** | SOUTH COAST AQMD | **District:** | SC |
| **CHAPIS:** | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 48 | 1 of 2 | NNE | 0.17 / 918.92 | 881.49 / 11 | **WARFIELD ELECTRIC**<br>**1745 S BON VIEW AVE**<br>**ONTARIO CA 91761** | SANBERN CUPA |

| | |
|---|---|
| **Facility ID:** | FA0007222 |
| **Owner Info:** | WARFIELD ELECTRIC |
| **Mailing Care of:** | |
| **Mailing Address 1:** | 1745 S BON VIEW AVE |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91761 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0000041 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4453 |
| **Permit Desc:** | SMALL QUANTITY GENERATOR |
| **To:** | 12/31/2021 |

| | |
|---|---|
| **Permit ID:** | PT0000042 |
| **Status:** | ACTIVE |
| **Program Element Code:** | 4243 |
| **Permit Desc:** | HAZARDOUS MATERIALS 4-10 CHEMICALS |
| **To:** | 12/31/2021 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 48 | 2 of 2 | NNE | 0.17 / 918.92 | 881.49 / 11 | WARFIELD ELECTRIC CO<br>1745 S BONVIEW AVE<br>ONTARIO CA 91761-4410 | RCRA SQG |

**EPA Handler ID:** CAR000072769
**Gen Status Universe:** Small Quantity Generator
**Contact Name:** STEVE BACSKI
**Contact Address:** 1745 S BONVIEW AVE , , ONTARIO , CA, 91761-4410 , US
**Contact Phone No and Ext:** 909-947-4257
**Contact Email:**
**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 20000509
**Location Latitude:** 34.041846
**Location Longitude:** -117.637207

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20000509
**Handler Name:** WARFIELD ELECTRIC CO
**Federal Waste Generator Code:** 2
**Generator Code Description:** Small Quantity Generator
**Source Type:** Notification

***Waste Code Details***

**Hazardous Waste Code:** D000
**Waste Code Description:** DESCRIPTION

**Hazardous Waste Code:** D039
**Waste Code Description:** TETRACHLOROETHYLENE

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Private
**Street No:**
**Street 1:** 1745 S BONVIEW AVE

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Name:** | WARFIELD ELECTRIC CO INC | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-947-7606 | **Country:** | |
| **Source Type:** | Notification | **Zip Code:** | 91761-4410 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 49 | 1 of 2 | NNE | 0.19 / 1,009.73 | 882.54 / 12 | STAR METALS INC<br>1715 S BON VIEW AVE<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

| | |
|---|---|
| **Facility ID:** | FA0013492 |
| **Owner Info:** | NANCE, CHRIS |
| **Mailing Care of:** | CHRIS NANCE |
| **Mailing Address 1:** | 1715 S BON VIEW AVE |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91761 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0023796 |
| **Status:** | INACTIVE |
| **Program Element Code:** | 4430 |
| **Permit Desc:** | CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR |
| **To:** | 10/31/2012 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 49 | 2 of 2 | NNE | 0.19 / 1,009.73 | 882.54 / 12 | INLAND SIGNS INC<br>1715 S BON VIEW AVE<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAL000449027 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | KERRY SILVA |
| **Contact Address:** | 1715 S BON VIEW AVE , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-923-0006 |
| **Contact Email:** | CONTACT@INLANDSIGNS.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20190918 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |

**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20190918
**Handler Name:** INLAND SIGNS INC
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** KIODIAN GJOKA
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-923-0006
**Source Type:** Implementer
**Street No:**
**Street 1:** 1715 S BON VIEW AVE
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** KERRY SILVA
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-923-0006
**Source Type:** Implementer
**Street No:**
**Street 1:** 1715 S BON VIEW AVE
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

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**50** | ***1 of 1*** | ***NNE*** | ***0.19 / 1,024.23*** | ***882.51 / 12*** | ***ELITE TRUCK AND RV LLC 1742 S BON VIEW Ontario CA 91761*** | ***SANBERN CUPA***

**Facility ID:** FA0018363
**Owner Info:** ELITE TRUCK AND RV LLC
**Mailing Care of:**
**Mailing Address 1:** 1742 SOUTH BON VIEW
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761

***Detail(s)***

**Permit ID:** PT0039722
**Status:** ACTIVE
**Program Element Code:** 4242
**Permit Desc:** HAZARDOUS MATERIALS 1-3 CHEMICALS
**To:** 8/31/2021

**Permit ID:** PT0039723
**Status:** ACTIVE
**Program Element Code:** 4452
**Permit Desc:** CONDITIONALLY EXEMPT SM QTY GENERATOR
**To:** 8/31/2021

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**51** | ***1 of 1*** | ***NE*** | ***0.21 / 1,100.35*** | ***878.04 / 8*** | ***SERA'S WHOLESALE NRSRY 943 E FRANCIS ST ONTARIO CA 91761*** | ***SANBERN CUPA***

**Facility ID:** FA0000641
**Owner Info:** SERA'S WHOLESALE NURSERY

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Mailing Care of:**
**Mailing Address 1:** 943 E FRANCIS ST
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761-9176

***Detail(s)***

**Permit ID:** PT0003714
**Status:** INACTIVE
**Program Element Code:** 4230
**Permit Desc:** HAZMAT HANDLER - AGRICULTURAL(FE)
**To:** 3/31/1991

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 52 | 1 of 1 | NW | 0.21 / 1,135.01 | 886.51 / 16 | YOLANDA V HERNANDEZ<br>1740 S CAMPUS AVE<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

**EPA Handler ID:** CAC003075518
**Gen Status Universe:** No Report
**Contact Name:** AGUSTIN HERNANDEZ
**Contact Address:** 1740 S CAMPUS AVE , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 951-699-2308
**Contact Email:** FAVILA@BURNS-ENVIRO.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20200720
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20200720
**Handler Name:** YOLANDA V HERNANDEZ
**Source Type:** Implementer
**Federal Waste Generator Code:** N

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1740 S CAMPUS AVE |
| **Name:** | YOLANDA V HERNANDEZ | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 951-699-2308 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1740 S CAMPUS AVE |
| **Name:** | AGUSTIN HERNANDEZ | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 951-699-2308 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

---

| | | | | | | |
|---|---|---|---|---|---|---|
| 53 | 1 of 2 | NNE | 0.22 / 1,151.48 | 884.58 / 14 | **ALLIED MECHANICAL**<br>**1720 S BON VIEW**<br>**ONTARIO CA 91761** | **SANBERN**<br>**CUPA** |

**Facility ID:** FA0000851
**Owner Info:** ALLIED MECHANICAL
**Mailing Care of:** robin.ceballos@alliedmech.com
**Mailing Address 1:** 1720 S BON VIEW
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761-9176

***Detail(s)***

**Permit ID:** PT0026354
**Status:** ACTIVE
**Program Element Code:** 4031
**Permit Desc:** APSA 1,320-10,000 GAL FAC CAPACITY
**To:** 9/30/2021

**Permit ID:** PT0004132
**Status:** ACTIVE
**Program Element Code:** 4244
**Permit Desc:** HAZARDOUS MATERIALS 11-30 CHEMICALS
**To:** 9/30/2021

**Permit ID:** PT0026355
**Status:** ACTIVE
**Program Element Code:** 4902
**Permit Desc:** WASTE-GENERATING RECYCLER (ONSITE)
**To:** 9/30/2021

**Permit ID:** PT0004133
**Status:** ACTIVE
**Program Element Code:** 4454
**Permit Desc:** LARGE QUANTITY GENERATOR
**To:** 9/30/2021

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| | | | | | | |
|---|---|---|---|---|---|---|
| 53 | 2 of 2 | NNE | 0.22 / 1,151.48 | 884.58 / 14 | **ALLIED MECHANICAL**<br>**1720 S BON VIEW**<br>**ONTARIO CA 91761** | **CERS TANK** |

**Site ID:** 384636 **Latitude:** 34.042515
**Longitude:** -117.638430

***Regulated Programs***

***EI ID:*** 10035172
***EI Description:*** Aboveground Petroleum Storage

***EI ID:*** 10035172
***EI Description:*** Chemical Storage Facilities

***EI ID:*** 10035172
***EI Description:*** Hazardous Waste Generator

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
***Violation Notes:***

Returned to compliance on 09/23/2013.

***Violation Description:***

Failure to meet the following requirements of excluded recyclable materials:
1) Used or reused as an ingredient in an industrial process to make a product if the material is not being reclaimed,
2) Used or reused as a safe and effective substitute for commercial products if the material is not being reclaimed,
3) Returned to the original process from which the material was generated, without first being reclaimed, if the material is returned as a substitute for raw material feedstock, and the process uses raw materials as principal feedstocks,
4) The material is recycled and used at the same facility at which the material was generated, or by the same corporate entity,
5) The material is recycled within the applicable generator accumulation time,
6) The material is managed in accordance with all applicable requirements for generators of hazardous wastes,
7) If the material is held in a container or tank, the container or tank is labeled, marked, and placarded in accordance with the department's hazardous waste labeling, marking, and placarding requirements which are applicable to generators, except that the container or tank shall be labeled or marked clearly with the words "Excluded Recyclable Material" instead of the words "Hazardous Waste,"
8) If the material is used oil, the containers, aboveground tanks, and fill pipes used to transfer oil into underground storage tanks shall also be labeled and clearly marked with the words "Used Oil",
9) The owner or operator of the business location where the material is located has a business plan that meets the following minimal requirements: emergency response plans and procedures, which specifically address the material or that meets the emergency response and contingency requirements which are applicable to generators of hazardous waste, and
10) The material shall be stored and handled in accordance with all local ordinances and codes.

***Violations***

***Violation Date:*** 02/19/2020 ***Violation Source:*** CERS
***Violation Program:*** APSA ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was last reviewed and approved on 9/27/2013. The plan must be reviewed and udpated every 5 years. CORRECTIVE ACTION: Submit a signed statement indicating that the 5-year review has been performed, documented and SPCC plan amended if necessary.

***Violation Description:***

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

***Violations***

***Violation Date:*** 02/19/2020 ***Violation Source:*** CERS
***Violation Program:*** APSA ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was prepared but wasn't implemented. CORRECTIVE ACTION: Implement the SPCC Plan. Submit a signed statement indicating that the SPCC plan has been properly implemented to include recording updates, training, and inspections.

***Violation Description:***

Failure to implement the SPCC Plan.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
***Violation Notes:***

Returned to compliance on 09/24/2013.

***Violation Description:***

Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.

***Violations***

***Violation Date:*** 02/19/2020 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: Three of the four waste coolant tanks were found missing hazardous waste labels. One tank was found with a non-hazardous waste label. All hazardous waste tanks must have proper hazardous waste labeling. CORRECTIVE ACTION: Submit a signed certificate of compliance to indicate the tanks have been properly labeled.

***Violation Description:***

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to label hazardous waste containers (CCR 66262.34(f)(3))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 05/23/2017. Failure to conduct a Source Reduction Evaluation Review and Plan (CHSC 25244.19(a)) A 2014 Source Reduction plan was not available for review.

***Violation Description:***

Hazardous Waste Generator Program - Administration/Documentation - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 12/23/2016. The following inventory items were not reported: (3) 55 gallon drums of way oil, (3) 55 gallon drums of hydraulic oil. The following inventory items were under reported: (15) 221 cu-ft cylinders of argon/helium, (7) 250 cu-ft cylinders of argon/CO2, (5) 200 cu-ft cylinders of oxygen

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 01/13/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) EPA ID number CAL000000298 was inactive.

***Violation Description:***

Hazardous Waste Generator Program - Administration/Documentation - General

***Enforcements***

***Enf Action Date:*** 08/08/2013 ***Enf Action Program:*** HW
***Enf Action Type:*** Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 11/01/2016 ***Enf Action Program:*** HW
***Enf Action Type:*** Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 08/08/2013 ***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 11/01/2016 ***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program) ***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Evaluations***

***Eval Date:*** 02/19/2020
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 08/08/2013
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS
***Eval Notes:***

ON SITE RECYCLER-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 08/08/2013
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

ROUTINE HANDLER INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 02/19/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection

***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 02/19/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - BP; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - HW; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 08/08/2013
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

APSA INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 02/19/2020
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 08/08/2013
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS

***Eval Notes:***

ROUTINE GENERATOR INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION APSA. FA0000851; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - WASTE RECYCLING; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

***Affil Type Desc:*** Parent Corporation
***Entity Name:*** ALLIED MECHANICAL
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

***Affil Type Desc:*** Legal Owner
***Entity Name:*** ALLIED MECHANICAL
***Entity Title:***
***Address:*** 1720 S BON VIEW
***City:*** ONTARIO
***State:*** CA
***Country:*** United States
***Zip Code:*** 91761-9176
***Phone:*** (909) 947-2723

***Affil Type Desc:*** Environmental Contact
***Entity Name:*** Chris Ver Halen
***Entity Title:***
***Address:*** 1720 S BON VIEW
***City:*** ONTARIO
***State:*** CA
***Country:***
***Zip Code:*** 91761
***Phone:***

***Affil Type Desc:*** Property Owner
***Entity Name:*** Tom Stull
***Entity Title:***
***Address:*** 1720 S BON VIEW
***City:*** ONTARIO
***State:*** CA
***Country:*** United States

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Zip Code:** 91761
**Phone:** (909) 947-2723

**Affil Type Desc:** Operator
**Entity Name:** Tom Stull
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:** (909) 947-2723

**Affil Type Desc:** CUPA District
**Entity Name:** San Bernardino County Fire
**Entity Title:**
**Address:** 620 South E Street
**City:** San Bernardino
**State:** CA
**Country:**
**Zip Code:** 92415-0153
**Phone:** (909) 386-8401

**Affil Type Desc:** Identification Signer
**Entity Name:** Jo Nell Bevington
**Entity Title:** HR Director
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:**

**Affil Type Desc:** Document Preparer
**Entity Name:** Jo Nell Bevington
**Entity Title:**
**Address:**
**City:**
**State:**
**Country:**
**Zip Code:**
**Phone:**

**Affil Type Desc:** Facility Mailing Address
**Entity Name:** Mailing Address
**Entity Title:**
**Address:** 1720 S BON VIEW
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761
**Phone:**

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|---|---|---|---|---|---|---|
| 54 | 1 of 2 | NNE | 0.22 / 1,154.37 | 884.58 / 14 | ALLIED MECHANICAL PRODUCTS<br>1720 S BON VIEW AVE<br>ONTARIO CA 91761 | RCRA SQG |

**EPA Handler ID:** CAR000067926
**Gen Status Universe:** Small Quantity Generator
**Contact Name:** JOSEPH GARCIA
**Contact Address:** 1720 S BON VIEW AVE , , ONTARIO , CA, 91761 , US
**Contact Phone No and Ext:** 909-947-2723
**Contact Email:**
**Contact Country:** US
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:** Private
**Receive Date:** 20000315

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Location Latitude:** 34.042509
**Location Longitude:** -117.637266

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20000315
**Handler Name:** ALLIED MECHANICAL PRODUCTS
**Federal Waste Generator Code:** 2
**Generator Code Description:** Small Quantity Generator
**Source Type:** Notification

***Waste Code Details***

**Hazardous Waste Code:** D039
**Waste Code Description:** TETRACHLOROETHYLENE

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Private
**Name:** TOWER INDUSTRIES INC
**Date Became Current:**
**Date Ended Current:**
**Phone:** 714-630-6981
**Source Type:** Notification
**Street No:**
**Street 1:** 2951 E LA PALMA AVE
**Street 2:**
**City:** ANAHEIM
**State:** CA
**Country:**
**Zip Code:** 92806

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|---|---|---|---|---|---|---|
| 54 | 2 of 2 | NNE | 0.22 / 1,154.37 | 884.58 / 14 | ***ALLIED MECHANICAL PRODUCTS<br>DBA ALLIED MECHANICAL<br>1720 S BON VIEW AVE<br>ONTARIO CA 91761-4411*** | ***RCRA NON GEN*** |

**EPA Handler ID:** CAL000000298
**Gen Status Universe:** No Report
**Contact Name:** CHRIS VER HALEN
**Contact Address:** 1720 SO BON VIEW , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-947-2723
**Contact Email:** CHRISV@ALLIEDMECH.COM
**Contact Country:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 19891114
**Location Latitude:** 34.042509
**Location Longitude:** -117.637266

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 19891114
**Handler Name:** ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** TOWER INDUSTRIES INC TOM STULL
**Date Became Current:**
**Date Ended Current:**
**Phone:** 805-686-9072
**Source Type:** Implementer
**Street No:**
**Street 1:** 5699 HAPPY CANYON ROD
**Street 2:**
**City:** SANTA YNEZ
**State:** CA
**Country:**
**Zip Code:** 93460-0000

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** CHRIS VER HALEN
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-947-2723
**Source Type:** Implementer
**Street No:**
**Street 1:** 1720 SO BON VIEW
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

| | | | | | | |
|---|---|---|---|---|---|---|
| 55 | 1 of 1 | NNE | 0.22 / 1,187.80 | 885.51 / 15 | NEFF CONSTRUCTION, INC.<br>1701 S BON VIEW AVE<br>ONTARIO CA 91761 | SANBERN<br>CUPA |

**Facility ID:** FA0004194
**Owner Info:** NEFF CONSTRUCTION, INC

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Mailing Care of:**
**Mailing Address 1:** 1701 S BON VIEW 104
**Mailing Address 2:**
**Mailing City:** ONTARIO
**Mailing State:** CA
**Mailing Zip:** 91761-9176

***Detail(s)***

**Permit ID:** PT0008900
**Status:** INACTIVE
**Program Element Code:** 4221
**Permit Desc:** HAZMAT HANDLER 0-10 EMPLOYEES
**To:** 8/31/2008

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|---|---|---|---|---|---|---|
| 56 | 1 of 1 | NNE | 0.23 / 1,220.53 | 885.59 / 15 | SOUTHTOWN INDUSTRIAL PARK<br>1701, 1703, 1705, 1707 S. BON<br>FRANCIS<br>ONTARIO CA 91761 | HHSS |

**County:** San Bernardino
**Pdf File Url:** http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a3ea.pdf

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| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | 1 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL TECHNOLOGIES, LLC.<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | RCRA NON GEN |

**EPA Handler ID:** CAC002983872
**Gen Status Universe:** No Report
**Contact Name:** RAVI JOSHI
**Contact Address:** 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-985-8300
**Contact Email:** LINDA@AMDINTTECH.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20181008
**Location Latitude:** 34.042258
**Location Longitude:** -117.641589

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20181008
**Handler Name:** AMD INTERNATIONAL TECHNOLOGIES, LLC.
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** RAVI JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** RAVI JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

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| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | 2 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | RCRA<br>NON GEN |

**EPA Handler ID:** CAC002999846
**Gen Status Universe:** No Report
**Contact Name:** RAVINDER JOSHI
**Contact Address:** 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-985-8300
**Contact Email:** LINDA@AMDINTTECH.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20190206
**Location Latitude:** 34.042258
**Location Longitude:** -117.641589

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20190206
**Handler Name:** AMD INTERNATIONAL
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** RAVINDER JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** RAVINDER JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

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| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | 3 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL TECHNOLOGIES<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | RCRA TSD |

**EPA Handler ID:** CAC003015988
**Gen Status Universe:** No Report
**Contact Name:** RAVINDER JOSHI
**Contact Address:** 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-985-8300
**Contact Email:** LINDA@AMDINTTECH.COM
**Contact Country:**
**Land Type:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Receive Date:** 20190521
**Location Latitude:** 34.042258
**Location Longitude:** -117.641589

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No

| | |
|---|---|
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Smelting, Melting and Refining:** | No |
| **Underground Injection Control:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20190521 |
| **Handler Name:** | AMD INTERNATIONAL TECHNOLOGIES |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |
| **Source Type:** | Implementer |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S. CAMPUS AVE. |
| **Name:** | RAVINDER JOSHI | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S. CAMPUS AVE. |
| **Name:** | RAVINDER JOSHI | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 57 | 4 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL TECHNOLOGIES<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | RCRA NON GEN |

| | |
|---|---|
| **EPA Handler ID:** | CAC003015988 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | RAVINDER JOSHI |
| **Contact Address:** | 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 , |
| **Contact Phone No and Ext:** | 909-985-8300 |
| **Contact Email:** | LINDA@AMDINTTECH.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20190521 |
| **Location Latitude:** | 34.042258 |
| **Location Longitude:** | -117.641589 |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20190521 |
| ***Handler Name:*** | AMD INTERNATIONAL TECHNOLOGIES |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1725 S. CAMPUS AVE. |
| ***Name:*** | RAVINDER JOSHI | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-985-8300 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1725 S. CAMPUS AVE. |
| ***Name:*** | RAVINDER JOSHI | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-985-8300 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | *5 of 8* | *NW* | *0.24 / 1,252.29* | *888.54 / 18* | ***AMD INTERNATIONAL TECHNOLOGIES, LLC. AMD INTERNATIONAL TECHNOLOGIES, LLC 1725 S. CAMPUS AVE. ONTARIO CA 91761*** | ***RCRA NON GEN*** |

| | |
|---|---|
| ***EPA Handler ID:*** | CAC003040617 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | JOHNNY MIRELES |
| ***Contact Address:*** | AMD INTERNATIONAL TECHNOLOGIES, LLC , 1725 S. CAMPUS AVE. , ONTARIO , CA, 91761 , |
| ***Contact Phone No and Ext:*** | 909-985-8300 |
| ***Contact Email:*** | LINDA@AMDINTTECH.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 20191028 |
| ***Location Latitude:*** | |
| ***Location Longitude:*** | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20191028 |
| ***Handler Name:*** | AMD INTERNATIONAL TECHNOLOGIES, LLC. |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | AMD INTERNATIONAL TECHNOLOGIES, LLC |
| ***Name:*** | JOHNNY MIRELES | ***Street 2:*** | 1725 S. CAMPUS AVE. |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-985-8300 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | AMD INTERNATIONAL TECHNOLOGIES, LLC |
| ***Name:*** | RAVINDER JOSHI | ***Street 2:*** | 1725 S. CAMPUS AVE. |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-985-8300 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | *6 of 8* | *NW* | *0.24 / 1,252.29* | *888.54 / 18* | ***AMD INTERNATIONAL TECHNOLOGIES, LLC. 1725 S. CAMPUS AVE. ONTARIO CA 91761-4346*** | ***RCRA NON GEN*** |

| | |
|---|---|
| ***EPA Handler ID:*** | CAC003063746 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | RAVINDER JOSHI |
| ***Contact Address:*** | 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761-4346 , |
| ***Contact Phone No and Ext:*** | 909-985-8300 |
| ***Contact Email:*** | LINDA@AMDINTTECH.COM |
| ***Contact Country:*** | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20200420
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20200420
**Handler Name:** AMD INTERNATIONAL TECHNOLOGIES, LLC.
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** RAVINDER JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761-4346

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** RAVINDER JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761-4346

| | | | | | | |
|---|---|---|---|---|---|---|
| 57 | 7 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL TECHNOLOGIES, LLC.<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761-4346 | RCRA NON GEN |

**EPA Handler ID:** CAC003080253

| | |
|---|---|
| **Gen Status Universe:** | No Report |
| **Contact Name:** | RAVINDER JOSHI |
| **Contact Address:** | 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761-4346 , |
| **Contact Phone No and Ext:** | 909-985-8300 |
| **Contact Email:** | LINDA@AMDINTTECH.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20200821 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20200821 |
| **Handler Name:** | AMD INTERNATIONAL TECHNOLOGIES, LLC. |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S. CAMPUS AVE. |
| **Name:** | RAVINDER JOSHI | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-4346 |
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S. CAMPUS AVE. |
| **Name:** | RAVINDER JOSHI | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-4346 |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 57 | 8 of 8 | NW | 0.24 / 1,252.29 | 888.54 / 18 | AMD INTERNATIONAL TECHNOLOGIES, LLC<br>1725 S. CAMPUS AVE.<br>ONTARIO CA 91761 | RCRA NON GEN |

**EPA Handler ID:** CAC003095316
**Gen Status Universe:** No Report
**Contact Name:** RAVI JOSHI
**Contact Address:** 1725 S. CAMPUS AVE. , , ONTARIO , CA, 91761 ,
**Contact Phone No and Ext:** 909-985-8300
**Contact Email:** LINDA@AMDINTTECH.COM
**Contact Country:**
**County Name:** SAN BERNARDINO
**EPA Region:** 09
**Land Type:**
**Receive Date:** 20201202
**Location Latitude:**
**Location Longitude:**

***Violation/Evaluation Summary***

**Note:** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

**Importer Activity:** No
**Mixed Waste Generator:** No
**Transporter Activity:** No
**Transfer Facility:** No
**Onsite Burner Exemption:** No
**Furnace Exemption:** No
**Underground Injection Activity:** No
**Commercial TSD:** No
**Used Oil Transporter:** No
**Used Oil Transfer Facility:** No
**Used Oil Processor:** No
**Used Oil Refiner:** No
**Used Oil Burner:** No
**Used Oil Market Burner:** No
**Used Oil Spec Marketer:** No

***Hazardous Waste Handler Details***

**Sequence No:** 1
**Receive Date:** 20201202
**Handler Name:** AMD INTERNATIONAL TECHNOLOGIES, LLC
**Source Type:** Implementer
**Federal Waste Generator Code:** N
**Generator Code Description:** Not a Generator, Verified

***Owner/Operator Details***

**Owner/Operator Ind:** Current Owner
**Type:** Other
**Name:** RAVI JOSHI
**Date Became Current:**
**Date Ended Current:**
**Phone:** 909-985-8300
**Source Type:** Implementer
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**
**City:** ONTARIO
**State:** CA
**Country:**
**Zip Code:** 91761

**Owner/Operator Ind:** Current Operator
**Type:** Other
**Name:** RAVI JOSHI
**Street No:**
**Street 1:** 1725 S. CAMPUS AVE.
**Street 2:**

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 58 | 1 of 2 | NW | 0.24 / 1,255.37 | 888.54 / 18 | **INLAND VLY RUBBER CO INC**<br>**1725 S CAMPUS AVE**<br>**ONTARIO CA 91761** | **SANBERN**<br>**CUPA** |

| | |
|---|---|
| **Facility ID:** | FA0003986 |
| **Owner Info:** | COWLES, KEVIN |
| **Mailing Care of:** | INLAND VALLEY RUBBER COMPANY |
| **Mailing Address 1:** | 1725 SOUTH CAMPUS AVE |
| **Mailing Address 2:** | |
| **Mailing City:** | ONTARIO |
| **Mailing State:** | CA |
| **Mailing Zip:** | 91761-9176 |

***Detail(s)***

| | |
|---|---|
| **Permit ID:** | PT0005573 |
| **Status:** | INACTIVE |
| **Program Element Code:** | 4411 |
| **Permit Desc:** | HAZARDOUS WASTE GENERATOR - 11-25 EMPLOYEES |
| **To:** | 7/31/2009 |

| | |
|---|---|
| **Permit ID:** | PT0005572 |
| **Status:** | INACTIVE |
| **Program Element Code:** | 4203 |
| **Permit Desc:** | HAZMAT HANDLER 11-25 EMPLOYEES (W/GEN PRMT) |
| **To:** | 7/31/2009 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 58 | 2 of 2 | NW | 0.24 / 1,255.37 | 888.54 / 18 | **AMD INTERNATIONAL TECHNOLOGIES, LLC.**<br>**1725 S CAMPUS AVE.**<br>**ONTARIO CA 91761-4346** | **RCRA**<br>**NON GEN** |

| | |
|---|---|
| **EPA Handler ID:** | CAC003041949 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | RAVINDER JOSHI |
| **Contact Address:** | 1725 S CAMPUS AVE. , , ONTARIO , CA, 91761-4346 , |
| **Contact Phone No and Ext:** | 909-985-8300 |
| **Contact Email:** | LINDA@AMDINTTECH.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20191105 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | No |
| **Mixed Waste Generator:** | No |
| **Transporter Activity:** | No |
| **Transfer Facility:** | No |
| **Onsite Burner Exemption:** | No |
| **Furnace Exemption:** | No |

| | |
|---|---|
| **Underground Injection Activity:** | No |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | No |
| **Used Oil Transfer Facility:** | No |
| **Used Oil Processor:** | No |
| **Used Oil Refiner:** | No |
| **Used Oil Burner:** | No |
| **Used Oil Market Burner:** | No |
| **Used Oil Spec Marketer:** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 20191105 |
| **Handler Name:** | AMD INTERNATIONAL TECHNOLOGIES, LLC. |
| **Source Type:** | Implementer |
| **Federal Waste Generator Code:** | N |
| **Generator Code Description:** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Owner | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S CAMPUS AVE. |
| **Name:** | AMD INTERNATIONAL TECHNOLOGIES, LLC | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-4346 |

| | | | |
|---|---|---|---|
| **Owner/Operator Ind:** | Current Operator | **Street No:** | |
| **Type:** | Other | **Street 1:** | 1725 S CAMPUS AVE. |
| **Name:** | RAVINDER JOSHI | **Street 2:** | |
| **Date Became Current:** | | **City:** | ONTARIO |
| **Date Ended Current:** | | **State:** | CA |
| **Phone:** | 909-985-8300 | **Country:** | |
| **Source Type:** | Implementer | **Zip Code:** | 91761-4346 |

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**59** | **1 of 1** | **NNE** | **0.24 / 1,265.92** | **886.51 / 16** | **SOUTHTOWN INDUSTRIAL PARK**
**1701 S BON VIEW**
**ONTARIO CA** | **UST SWEEPS**

| | | | |
|---|---|---|---|
| **C C:** | A36-000-4588 | **D Filename:** | SITE10A |
| **BOE:** | 44-019895 | **Page No:** | 141 |
| **Comp:** | 4588 | **County:** | SAN BERNARDINO |
| **Status:** | ACTIVE | **State :** | CA |
| **No of Tanks:** | 2 | **Zip:** | 91761 |
| **Jurisdict:** | SAN BERNARDINO COUNTY | **Latitude:** | 34.042743 |
| **Agency:** | ENVIRONMENTAL HEALTH - U.S.T. | **Longitude:** | -117.637152 |
| **Phone:** | | **Georesult:** | S5HP--SCZA |

***Tank Details***

| | | | |
|---|---|---|---|
| **Tank ID:** | 000002 | **S Contain:** | |
| **O Tank ID:** | 2 | **Stg:** | P |
| **SWRCB No:** | 36-000-004588-000002 | **Storage :** | |
| **Removed:** | | **Storag Type:** | PRODUCT |
| **Installed:** | | **P Contain:** | |
| **A Date:** | 07-01-85 | **Content:** | REG UNLEADED |
| **Capac:** | 4000 | **ONA:** | |
| **Tank Use:** | M.V. FUEL | **D File Name:** | TANK10A |

***Tank Details***

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| **Tank ID:** | 000001 | **S Contain:** | |
| **O Tank ID:** | 1 | **Stg:** | P |
| **SWRCB No:** | 36-000-004588-000001 | **Storage :** | |
| **Removed:** | | **Storag Type:** | PRODUCT |
| **Installed:** | | **P Contain:** | |
| **A Date:** | 07-01-85 | **Content:** | REG UNLEADED |
| **Capac:** | 6000 | **ONA:** | |
| **Tank Use:** | M.V. FUEL | **D File Name:** | TANK10A |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 60 | 1 of 1 | N | 0.37 / 1,930.73 | 896.21 / 26 | ONTARIO DRUMS<br>1516 SOUTH BON VIEW<br>ONTARIO CA 91761 | SEMS |

| | | | |
|---|---|---|---|
| **EPA ID:** | CAN000906085 | **County:** | SAN BERNARDINO |
| **Site ID:** | | **Latitude:** | |
| **NPL:** | | **Longitude:** | |
| **Federal Facility:** | | **County Name(MAP):** | SAN BERNARDINO |
| **Non NPL Status:** | | **Latitude83(MAP):** | 34.04456 |
| **SuperF Alt Agrmnt:** | | **Longitude83(MAP):** | -117.63726 |
| **FIPS Code:** | | **Region:** | |
| **Date SEMS List:** | 28-JAN-2021 | **Cong District:** | |
| **Primary Name(MAP):** | ONTARIO DRUMS | | |
| **Loc Address(MAP):** | 1516 SOUTH BON VIEW | | |
| **City Name(MAP):** | ONTARIO | | |
| **State Code(MAP):** | CA | | |
| **Postal Code(MAP):** | 91761-4407 | | |
| **Site Name:** | ONTARIO DRUMS | | |
| **Street Address:** | 1516 SOUTH BON VIEW | | |
| **Street Address 2:** | | | |
| **City:** | ONTARIO | | |
| **State:** | CA | | |
| **Zip:** | 91761 | | |

***Site Level Information***

| | | | |
|---|---|---|---|
| **Site ID:** | 0906085 | **Superfund Alt Agmt:** | No |
| **NPL:** | Not on the NPL | **FIPS Code:** | 06071 |
| **Federal Facility:** | No | **Cong District:** | |
| **FF Docket:** | No | **Region:** | 09 |
| **Non NPL Status:** | Removal Only Site (No Site Assessment Work Needed) | | |

***Action Information***

| | | | |
|---|---|---|---|
| **Site ID:** | 0906085 | **Start Actual:** | 05/19/2004 |
| **Operable Units:** | 00 | **Finish Actual:** | 05/21/2004 |
| **Action Code:** | RV | **Qual:** | C |
| **Action Name:** | RMVL | **Curr Action Lead:** | EPA Perf |
| **SEQ:** | 1 | | |

***REST Information***

| | | | |
|---|---|---|---|
| **Registry ID:** | 110017865933 | **Ref Point Desc:** | CENTER OF A FACILITY OR STATION |
| **Active Status:** | NOT ON THE NPL | **HUC8 Code:** | 18070203 |
| **Interest Type:** | SUPERFUND (NON-NPL) | **Public Ind:** | Y |
| **Fac Url:** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110017865933 | | |
| **Program Url:** | | | |
| **Pgm Report:** | no data yet | | |
| **Collect Mth Desc:** | ADDRESS MATCHING-HOUSE NUMBER | | |
| **Accuracy Value:** | 30 | | |

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 61 | 1 of 1 | N | 0.39 / 2,075.88 | 898.24 / 28 | ONTARIO DRUMS<br>1516 SOUTH BON VIEW<br>ONTARIO CA 91761 | CERCLIS |

| | | | |
|---|---|---|---|
| **Site ID:** | 0906085 | **RNPL Status Code:** | N |
| **Site EPA ID:** | CAN000906085 | **NPL Status:** | Not on the NPL |
| **Site Street Address 2:** | | **RFED Facility Code:** | N |
| **Site County Name:** | SAN BERNARDINO | **RFED Facility Desc:** | Not a Federal Facility |
| **Site FIPS Code:** | 06071 | **USGS Hydro Unit No.:** | |
| **Region Code:** | 09 | **Site Cong. Dist. Code:** | |
| **Site SMSA No.:** | | **ROT Desc:** | |
| **Site Prim. Latitude:** | +34.171874 | **FR NPL Update No.:** | |
| **Site Prim. Longitude:** | -011.838722 | **RFRA Code:** | |
| **Lat Long Source:** | | | |

**RNON NPL Status Desc:** Removal Only Site (No Site Assessment Work Needed)

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| **Person ID:** | 9270721.00 |
| **First Name:** | Robert |
| **Last Name:** | Wise |
| **Phone No.:** | 5624996312 |
| **Email:** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| **Person ID:** | 13004003.00 |
| **First Name:** | Carl |
| **Last Name:** | Brickner |
| **Phone No.:** | |
| **Email:** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| **Person ID:** | 13003858.00 |
| **First Name:** | Sharon |
| **Last Name:** | Murray |
| **Phone No.:** | 4159724250 |
| **Email:** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| **Person ID:** | 13003854.00 |
| **First Name:** | Leslie |
| **Last Name:** | Ramirez |
| **Phone No.:** | 4159723978 |
| **Email:** | |

***CERCLIS Assess History***

| | | | |
|---|---|---|---|
| **OU ID:** | 00 | **RALT Short Name:** | |
| **Act Code ID:** | | **Act Start Date:** | |
| **RAT Code:** | | **Act Complete Date:** | |
| **RAT Short Name:** | | **AGT Order No.:** | 0 |
| **RAT Name:** | | **SH OU:** | |
| **RAT Hist. Only Flag:** | | **SH Code:** | |
| **RAT NSI Indicator:** | | **SH Seq:** | |
| **RAT Level:** | | **SH Start Date:** | |
| **RAT DEF OU:** | | **SH Complete Date:** | |
| **RFBS Code:** | | **SH Lead:** | |
| **SPA Code:** | | | |
| **RAT Def:** | | | |

**Site Desc:** No description available
.

**Site Alias:** No alias data available

| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|

***CERCLIS Assess History***

| | | | |
|---|---|---|---|
| ***OU ID:*** | 00 | ***RALT Short Name:*** | EPA Fund |
| ***Act Code ID:*** | 001 | ***Act Start Date:*** | 5/19/2004 00:00:00 |
| ***RAT Code:*** | RV | ***Act Complete Date:*** | 5/21/2004 00:00:00 |
| ***RAT Short Name:*** | RMVL | ***AGT Order No.:*** | 70 |
| ***RAT Name:*** | REMOVAL | ***SH OU:*** | |
| ***RAT Hist. Only Flag:*** | | ***SH Code:*** | |
| ***RAT NSI Indicator:*** | B | ***SH Seq:*** | |
| ***RAT Level:*** | 1 | ***SH Start Date:*** | |
| ***RAT DEF OU:*** | 00 | ***SH Complete Date:*** | |
| ***RFBS Code:*** | V | ***SH Lead:*** | |
| ***SPA Code:*** | 08 | | |

***RAT Def:*** Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR).

***Site Desc:***

***Site Alias:***

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| | | | | | | |
|---|---|---|---|---|---|---|
| 62 | *1 of 1* | *NNE* | *0.67 / 3,548.87* | *916.40 / 46* | ***OAKWOOD INTERIORS SITE***<br>***1333 S BON VIEW AVE***<br>***ONTARIO CA 91761*** | ***ENVIROSTOR*** |

| | | | |
|---|---|---|---|
| ***Estor/EPA ID:*** | 36340065 | ***Assembly District:*** | 52 |
| ***Site Code:*** | 400844 | ***Senate District:*** | 20 |
| ***Nat Priority List:*** | NO | ***Permit Renewal Lead:*** | |
| ***APN:*** | 1049-421-01, 1049-421-02, 1049-431-06, 104942101, 104942102, 104943106 | ***Public Partici Spclst:*** | TIMOTHY CHAUVEL |
| ***Census Tract:*** | 6071001803 | ***Project Manager:*** | RANIA ZABANEH |
| ***Site Type:*** | VOLUNTARY CLEANUP | ***County:*** | SAN BERNARDINO |
| ***Address Description:*** | 1333 S BON VIEW AVE | ***Latitude:*** | 34.0490408891814 |
| ***Office:*** | CLEANUP CYPRESS | ***Longitude:*** | -117.636152613439 |
| ***Special Program:*** | VOLUNTARY CLEANUP PROGRAM | ***Acres:*** | 9.8 ACRES |
| ***Funding:*** | SITE PROPONENT | ***Supervisor:*** | MARYAM TASNIF-ABBASI |

***Cleanup Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008

***Cleanup Oversight Agencies:*** DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY

***School District:***

***Past Use that Caused Contam:*** METAL PLATING - CHROME

***Potential Media Affected:*** OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

***Potential Contamin of Concern:***

ARSENIC

***Site History:***

The site was owned by Cirus & Bernette Harding until 1961. The southern 3 acres were acquired by Montclair Motor Homes Inc. The earliest known industrial use was for the storage and repair of motor homes by Montclair. The site was leased in 1964 to Keystone Bumper and Automotive. Activities included distribution of automotive wheels and bumpers used for polishing, plating, and final finishing of wheels and bumpers. In 1968 Keystone became the owner and sole tenant. In the 1980's, Intermark Inc. acquired Keystone. Keystone Company's name changed to Dynmark in 1985 and filed bankruptcy in 1991. In 1992, the operations terminated. Dynmark conducted six different types of operations in Bldg. 3: paint line, plating line, paint spray booth, casting and aluminum machining, a strip line, and a casting and machining area. Chemicals used were cleaning solution, chromic acid and phosphate rinsing solution, and hexavalent chromium. Nickel and zinc chemicals were used in dip tanks to plate the wheels. Biocides were reportedly used in the coolant tower. Hydraulic fluid and dye lubricant were used to operate and maintain the casting machinery. Molten aluminum, sulfuric acid, and lead were also used. The site was vacant from 1992 until 1996 when Bon View purchased it from the U.S. Bankruptcy Court and converted the facility into an Oak Furniture manufacturing business. The chemicals used in furniture manufacturing consisted of stain, acetone, water-based lacquer thinner, and motor oil stored in approximately 30 55-gallon drums. The name of the current occupant of the site is Oakwood Interiors located at 1333 South Bonview Avenue in Ontario, CA. The site is in an industrial area. The site was bought by the City of Ontario and remodeled for municipal offices.

The site was investigated and certified with a land use covenant due to contamination left in place with LUC inspections conducted annually to ensure that the contamination under the cap is not disturbed.

***Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS

***A2 Program Type:*** VOLUNTARY CLEANUP

***CalEnviroScreen Score:*** 96-100%

***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36340065

***Land Use Restrictions***

***Site Management Requirements:*** DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED

***Title:*** Deed Restriction / LUC
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/9750440299/City%20of%20Ontario%20Covenant%20Envrironmental%20Restriciton%2Epdf
***Date Recorded:*** 12/9/2008

***Completed Activities***

***Title:*** Annual LUC Inspection & Report 2018 (for 2017)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60424754
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/14/2018
***Comments:*** Received the report via email in a pdf and then the hardcopy in the mail upon request.

***Title:*** Yearly Cost Estimate Letter & REW for FY 16/17
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60421632
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 10/5/2016
***Comments:*** Yearly cost estimate letter and REW for FY 16/17 sent to RP.

***Title:*** Annual LUC Inspection & Report 2016 (for 2015)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60395563
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/22/2016
***Comments:*** DTSC received the inspection report for 2016 from the City of Ontario (owner). No earth disturbance and no violations of the LUC.

***Title:*** Annual Cost Estimation Letter & REW FY 17/18
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60438371
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 11/27/2017
***Comments:*** DTSC sent annual cost estimation letter and REW to RP.

***Title:*** LUC Annual Inspection & Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60261190
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/28/2011
***Comments:*** Annual LUC site inspection and report completed.

***Title:*** Soil Management Plan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6020195
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Soils Management Plan
***Date Completed:*** 12/9/2008
***Comments:*** Soil Management Plan completed.

***Title:*** Site Investigation Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442296
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Date Completed:*** 11/6/2006
***Comments:*** The objective of the SI is to further assess the site for the possible presence of elevated concentrations of various chemical compounds at the site. This SI report describes site investigation activities performed to provide additional subsurface information to supplement previous environmental investigations performed at the Site. Based upon the results of the site investigation, the nature and extent of the contaminants have been delineated such that potential risks to human health and the environment can be conservatively assessed. DTSC's previous comments regarding the SI have been adequately addressed. Therefore, DTSC hereby approves the SI.

***Title:*** Voluntary Cleanup Agreement
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005238
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Standard Voluntary Agreement
***Date Completed:*** 6/30/2000
***Comments:*** DTSC entered into a Voluntary Cleanup Agreement (VCA) with Bon View Corporation (Proponent) to review and comment on reports of prior investigations and remediation conducted at Oakwood Interiors Site. All prior activities at the Site were conducted without DTSC oversight. The materials were deemed not to be equivalent to a PEA and a PEA has been requested.

***Title:*** Annual Cost Estimate FY 18/19
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451800
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/14/2018
***Comments:*** DTSC sent cost estimate to RP.

***Title:*** Certification Package
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6012762
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Certification
***Date Completed:*** 12/15/2008
***Comments:*** Site has been certified with an LUC recorded with the County of San Bernardino.

***Title:*** 2020 LUC Site Inspection & Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60475783
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/12/2020
***Comments:*** Report submitted by City of Ontario and accepted by DTSC.

| | |
|---|---|
| **Title:** | Yearly Cost Estimation Letter for FY 15/16 |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60397940 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Annual Oversight Cost Estimate |
| **Date Completed:** | 8/20/2015 |
| **Comments:** | DTSC mailed annual cost estimation letter to RP on 8/19/2015 and emailed it to RP on 8/20/2015. |

| | |
|---|---|
| **Title:** | LUC annual inspection & report 2014 |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60348022 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Land Use Restriction - Site Inspection/Visit |
| **Date Completed:** | 4/9/2014 |
| **Comments:** | |

| | |
|---|---|
| **Title:** | Site-Specific Health Risk Assessment |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442294 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Risk Assessment Report |
| **Date Completed:** | 3/5/2007 |
| **Comments:** | DTSC revised HRA to minimize turnaround time. See attached DTSC letter dated 4/30/2007 |

| | |
|---|---|
| **Title:** | Annual LUC Inspection Report 2015 (for 2014) |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60387817 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Land Use Restriction - Site Inspection/Visit |
| **Date Completed:** | 5/18/2015 |
| **Comments:** | DTSC completed review of annual LUC inspection report submitted by RP. DTSC did not visit the site in 2015. |

| | |
|---|---|
| **Title:** | Annual LUC site inspection & report |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60317292 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Land Use Restriction - Site Inspection/Visit |
| **Date Completed:** | 2/20/2013 |
| **Comments:** | Site visit on 2/4/2013 & DTSC report completed. Owner submitted their report on 2/15/2013 as per the LUC. |

| | |
|---|---|
| **Title:** | LUC Annual Inspection Report |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60193597 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Land Use Restriction - Site Inspection/Visit |
| **Date Completed:** | 5/19/2010 |
| **Comments:** | |

| | |
|---|---|
| **Title:** | Annual Cost Estimate letter 2008 |
| **Title Link:** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6011835 |
| **Area Name:** | |
| **Area Link:** | |
| **Sub Area:** | |
| **Sub Area Link:** | |
| **Document Type:** | Correspondence |
| **Date Completed:** | 11/5/2007 |
| **Comments:** | 2008 Annual Cost Estimate letter sent. |

***Title:*** VCA Amendment
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005237
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Amendment - Order/Agreement
***Date Completed:*** 6/25/2002
***Comments:*** DTSC has entered into a Voluntary Cleanup Agreement with Bon View (Oakwood) for an RI/FS.

***Title:*** Annual LUC Inspection & Report 2019 (for 2018)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60449138
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 3/12/2019
***Comments:*** RP submitted annual LUC inspection report.

***Title:*** Proposed installation of a building at 1333 S Bon View in Ontario (not in LUC area)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60432029
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Correspondence
***Date Completed:*** 2/20/2018
***Comments:*** Received the designs for the construction in hardcopy and the since the construction work is not being conducted in the restricted areas, DTSC PM gave okay to proceed.

***Title:*** Annual Oversight Cost Estimate FY 14/15
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60381271
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/10/2014
***Comments:*** Sent annual cost estimate letter with REW to Mike Sigsbee of the City of Ontario (RP) for FY 14/15.

***Title:*** Annual Cost Estimation Letter & REW FY 20/21
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60485958
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/29/2020
***Comments:*** Cost Estimation Letter & REW emailed to Michael Sigsbee of the City of Ontario.

***Title:*** Annual Cost Estimate FY 19/20
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451801
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/26/2019
***Comments:*** CE Letter & REW emailed to RP on 9/30/2019.

***Title:*** Annual LUC Inspection & Report 2017 (for 2016)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60406066
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit

**Date Completed:** 3/13/2017
**Comments:** DTSC received RP's annual LUC inspection report.

**Title:** Deed Restriction / LUC
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6010815
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Land Use Restriction
**Date Completed:** 12/9/2008
**Comments:** LUC recorded with County of San Bernardino.

**Title:** Site Investigation Workplan
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6007842
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Remedial Investigation Workplan
**Date Completed:** 2/15/2006
**Comments:** Approval of Workplan and proceed work on Report.

---

63 | 1 of 1 | WSW | 0.75 / 3,984.35 | 848.52 / -22 | **SUNSHINE CLEANERS - DRIFTWOOD VILLAGE**
**2238 S. EUCLID AVENUE, #2238F**
**ONTARIO CA 91762** | ENVIROSTOR

**Estor/EPA ID:** 60002433
**Site Code:** 401763
**Nat Priority List:** NO
**APN:** 1051-051-011, 1051-051-017, 1051-051-071, 1051-051-072, 105105111, 105105117, 105105169, 105105170
**Census Tract:** 6071001704
**Site Type:** VOLUNTARY CLEANUP
**Address Description:** 2238 S. EUCLID AVENUE, #2238F
**Office:** SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
**Special Program:** VOLUNTARY CLEANUP PROGRAM
**Funding:** SITE PROPONENT
**Assembly District:** , 52
**Senate District:** , 20
**Permit Renewal Lead:**
**Public Partici Spclst:**
**Project Manager:** LINA HIJAZI
**County:** SAN BERNARDINO
**Latitude:** 34.0333907185669
**Longitude:** -117.652620461654
**Acres:** 8 ACRES
**Supervisor:** SHAHIR HADDAD
**Cleanup Status:** ACTIVE AS OF 10/1/2016
**Cleanup Oversight Agencies:** DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
**School District:**
**Past Use that Caused Contam:** DRY CLEANING
**Potential Media Affected:** INDOOR AIR, SOIL, SOIL VAPOR
**Potential Contamin of Concern:**

TETRACHLOROETHYLENE (PCE), TRICHLOROETHYLENE (TCE)

***Site History:***

The Site is comprised of two units (former and current dry cleaning operations) within an approximately 8-acre, multi-tenant, commercial shopping center. Prior to the initial development in 1982 as Driftwood Village shopping center, the property consisted primarily of agricultural use, including residential use as early as the 1930s. Two units conducted dry cleaning operations: 1) Safeway Cleaners, a former tenant which occupied a unit as early as 1982 to approximately 1989/1990; and 2) Sunshine Cleaners, a current tenant, has occupied a unit as early as 1990 to the present. The Site is currently surrounded by a gas station (northeast), residential us (north and west), agricultural (south), and commercial use (east).

A Voluntary Cleanup Agreement (VCA) to investigate and remediate the Site (originally defined as the entire 8-acre shopping center) under DTSC oversight was fully executed on December 12, 2016. Subsequently, the First Amendment to the VCA, which re-defined the Site as the two units which conducted dry cleaning operations, was executed in October 2018.

After a revised workplan proposing soil and soil vapor sampling activities was submitted in August 2017, DTSC approved the workplan with two conditions in November 2017. Fieldwork activities to collect soil and soil vapor samples commenced in February 2018. An assessment report with the results was submitted in March 2018. Based on the report, which indicated detections of perchloroethylene (PCE), DTSC determined that additional site characterization was necessary. In November 2018, DTSC conditionally approved an addendum to the workplan which proposed additional investigation activities to determine the extent of contamination with soil and soil vapor sampling and to assess potential vapor intrusion with indoor air sampling. The majority of fieldwork activities were completed in March 2019; however, additional soil vapor sampling and the second round of indoor air sampling were subsequently conducted. A report presented results of the soil, soil vapor, and indoor air sampling activities; the report indicated that additional soil

vapor investigation is necessary to determine the extent of contamination.

The Additional Assessment Workplan proposing additional soil vapor investigation activities, as modified, was determined acceptable for implementation by DTSC in March 2020. Associated field activities were scheduled to commence in March 2020. A Periodic Soil Vapor Sampling Workplan, in conjunction with DTSC comments, was acceptable for implementation by DTSC in April 2020. Periodic soil vapor sampling is to be conducted on a semi-annual frequency (for at least two years) beginning May 2020. A single report, Report of Results for Periodic Sampling and Site Assessment, which presented results of implementing the Additional Assessment Workplan and initial semi-annual soil vapor sampling event was submitted in July 2020. In August 2020, DTSC issued a response letter indicating the Site was not adequately characterized, provided comments to the Report, and requested a workplan proposing additional site characterization.

***Status:*** ACTIVE
***A2 Program Type:*** VOLUNTARY CLEANUP
***CalEnviroScreen Score:*** 81-85%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60002433

***Future Activities***

***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Due Date:*** 2022

***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Due Date:*** 2021

***Completed Activities***

***Title:*** Change of DTSC Project Manager
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60489300
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Correspondence
***Date Completed:*** 10/8/2020
***Comments:*** In a letter, dated October 8, 2020, DTSC provided notification of a change in the DTSC Project Manager.

***Title:*** Site Characterization Workplan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60425966
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Workplan
***Date Completed:*** 11/9/2017
***Comments:*** In a letter, dated November 9, 2017, DTSC approved the workplan with the two conditions and requested a response by November 17, 2017.

***Title:*** Site Visit
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60424482
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 4/13/2017
***Comments:*** On April 13, 2017, DTSC conducted a site visit with the Proponent.

***Title:*** Annual Oversight Cost Estimate Fiscal Year 2020-2021
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60479599

***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 10/1/2020
***Comments:*** In a letter, dated October 1, 2020, DTSC transmitted the annual cost estimate for regulatory oversight pertaining to fiscal year 2020 - 2021.

***Title:*** Periodic Soil Vapor Sampling Workplan Tech Memo
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60476327
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Monitoring Plan
***Date Completed:*** 4/21/2020
***Comments:*** Via email on April 21, 2020, DTSC found the implementation schedule for the Periodic Soil Vapor Sampling Workplan Tech Memo acceptable. DTSC conditionally approved the workplan in a letter, dated April 9, 2020.

***Title:*** Fieldwork
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Fieldwork
***Date Completed:*** 3/21/2019
***Comments:*** Via email on April 8, 2019, DTSC was informed that fieldwork (other than surveying) activities were completed on March 21, 2019.

***Title:*** Additional Fieldwork
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60464946
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Fieldwork
***Date Completed:*** 9/18/2019
***Comments:*** The Abbreviated Site Assessment Report, dated October 28, 2019, indicates that fieldwork sampling activities appeared to have been completed on September 18, 2019.

***Title:*** Annual Oversight Cost Estimate Fiscal Year 2019-2020
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60463804
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/9/2019
***Comments:*** In a letter, dated September 9, 2019, DTSC provided an annual cost estimate for the project.

***Title:*** Site Assessment and Soil Vapor Probe Sampling Results Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60434513
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Date Completed:*** 4/25/2018
***Comments:*** In a letter, dated April 25, 2018, DTSC provided comments on the Report an indicated that a revised report is not requested since additional Site investigation is necessary. DTSC requested submittal of an addendum to the workplan to investigate the lateral and vertical extent of contamination and assess potential vapor intrusion.

***Title:*** First Amendment to VCA
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60447711
***Area Name:***
***Area Link:***
***Sub Area:***

***Sub Area Link:***
***Document Type:*** Amendment - Order/Agreement
***Date Completed:*** 10/8/2018
***Comments:*** On October 8, 2018, DTSC fully executed the First Amendment to Voluntary Cleanup Agreement, which re-defined the Site.

***Title:*** Voluntary Cleanup Agreement
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60418886
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Standard Voluntary Agreement
***Date Completed:*** 12/12/2016
***Comments:*** VCA was fully executed.

***Title:*** Addendum to Site Characterization Workplan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60443943
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Workplan
***Date Completed:*** 11/20/2018
***Comments:*** In a letter, dated November 20, 2018, DTSC approved the workplan addendum with the three conditions: 1) a sewer line investigation be conducted at the Sunshine Cleaners unit; 2) the preliminary laboratory reports of indoor air sampling events be provided to DTSC upon receipt; and 3) the report regarding the second indoor air sampling event be submitted to DTSC 30 days following the event.

***Title:*** Abbreviated Site Assessment Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60450212
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Date Completed:*** 11/21/2019
***Comments:*** In a letter, dated November 21, 2019, DTSC provided a response, including comments on the Abbreviated Site Assessment Report. DTSC requested a workplan be submitted by January 3, 2020 to propose additional investigation activities.

***Title:*** Annual Oversight Cost Estimate Fiscal Year 2018-2019
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60447861
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/5/2018
***Comments:*** FY 1819 Estimate: $47,585

***Title:*** Fieldwork
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60434509
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Fieldwork
***Date Completed:*** 3/1/2018
***Comments:*** Via email on March 1, 2018, DTSC was informed that fieldwork activities are complete.

***Title:*** Annual Oversight Cost Estimate Fiscal Year 2017-2018
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&enforcement_id=60433635
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/11/2017

**Comments:** In a letter, dated September 11, 2017, DTSC transmitted a project cost estimate for 2017 - 2018.

**Title:** Existing Documents & Scoping Meeting
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60422139
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Site Characterization Report
**Date Completed:** 4/13/2017
**Comments:** On April 13, 2017, DTSC conducted a Scoping Meeting with the Proponent and, via email, provided comments on the existing documents which were discussed during the meeting.

**Title:** Additional Assessment Workplan
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=60002433&doc_id=60472122
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Site Characterization Workplan
**Date Completed:** 3/10/2020
**Comments:** In a letter, dated March 20, 2020, DTSC determined the Additional Assessment Workplan, as modified by the Response to Comments and in conjunction with DTSC's Comments, acceptable for implementation. DTSC also provided other suggestions and recommended an alternate approach.

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| Map Key | Number of Records | Direction | Distance (mi/ft) | Elev/Diff (ft) | Site | DB |
|---|---|---|---|---|---|---|
| 64 | 1 of 1 | SSW | 0.94 / 4,956.89 | 813.51 / -57 | WOODCREST ELEMENTARY/JR HIGH SCHOOL<br>2725 SOUTH CAMPUS AVENUE<br>ONTARIO CA 91761 | ENVIROSTOR |

**Estor/EPA ID:** 36010007
**Site Code:** 404019, 404069
**Nat Priority List:** NO
**APN:** 1051-371-01, 1051-381-02, 1051-381-06, 1051-381-07, 105137101, 105138106, 105138107
**Census Tract:** 6071001804
**Site Type:** SCHOOL
**Address Description:** 2725 SOUTH CAMPUS AVENUE
**Office:** SOUTHERN CALIFORNIA SCHOOLS & BROWNFIELDS OUTREACH
**Special Program:**
**Funding:** SCHOOL DISTRICT
**Assembly District:** 52
**Senate District:** 20
**Permit Renewal Lead:**
**Public Partici Spclst:**
**Project Manager:**
**County:** SAN BERNARDINO
**Latitude:** 34.02435
**Longitude:** -117.641333
**Acres:** 28 ACRES
**Supervisor:** JAVIER HINOJOSA
**Cleanup Status:** CERTIFIED AS OF 2/1/2012
**Cleanup Oversight Agencies:** DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY
**School District:** CHINO VALLEY UNIFIED SCHOOL DISTRICT
**Past Use that Caused Contam:** AGRICULTURAL - ROW CROPS
**Potential Media Affected:** SOIL VAPOR
**Potential Contamin of Concern:**

HYDROGEN SULFIDE, METHANE, NITRATE

**Site History:**

The site is approximately 28-acres of former agricultural land, portions of which were developed in 1992 as the Woodcrest Junior High and the City of Ontario Kimball Park. The site was occupied by the Ferreira Dairy from approximately 1960 to 1992. Dairy facilities included rural residential structures, hay storage sheds, animal pens, and three water retention ponds. All dairy facilities were removed in 1992. The Kimball Park is approximately 6-acres and is owned by the City of Ontario. Chino Valley Unified School District plans to use the park for its sports activities under a joint use agreement. The Woodcrest Junior High was subsequently divided into two school sites, the approximately 12-acres Woodcrest Junior High and the approximately 10-acres Liberty Elementary School. The entire site includes the park, the junior high and the elementary school.

**Status:** CERTIFIED
**A2 Program Type:** SCHOOL CLEANUP
**CalEnviroScreen Score:** 76-80%
**Summary Link:** http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36010007

***Completed Activities***

***Title:*** Site Closure Certification
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=60275140
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Certification
***Date Completed:*** 10/6/2011
***Comments:***

***Title:*** Removal Action completion Report for Woodcrest Jr.HS and Libert ES
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6027892
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Removal Action Completion Report
***Date Completed:*** 10/6/2009
***Comments:***

***Title:*** Operation & Maintenance Agreement
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004633
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Operation & Maintenance Order/Agreement
***Date Completed:*** 3/10/2005
***Comments:***

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 2/28/2002
***Comments:***

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 8/22/2000
***Comments:***

***Title:*** Change in Monitoring Frequency (quarterly to semi-annually)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6024138
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Operations and Maintenance Plan Amendment
***Date Completed:*** 7/13/2009
***Comments:*** In a letter dated 06/26/09, the consultant Planning Center (on behalf of the district) requested for reduction of methane monitoring frequency from quarterly to semi-annually. Subsequently based on the available methane monitoring data, DTSC granted their request via e-mail on 7/13/2009.

***Title:*** Operations and Maintenance Plan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004634
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***

**Document Type:** Operations and Maintenance Plan
**Date Completed:** 4/15/2005
**Comments:** Approved O&M Agreement & Plan for Liberty Elementary School. Need separate plan & agreement for Woodcrest Junior High.

**Title:** Preliminary Endangerment Assessment Report
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004635
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Preliminary Endangerment Assessment Report
**Date Completed:** 12/7/2000
**Comments:**

**Title:** Environmental Oversight Agreement
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004631
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Environmental Oversight Agreement
**Date Completed:** 7/20/2000
**Comments:**

**Title:** * Site Visit - Site Inspections/visit
**Title Link:**
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Site Inspections/Visit (Non LUR)
**Date Completed:** 10/11/2001
**Comments:**

**Title:** 5-year Review Report 05022011
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=60266643
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** 5 Year Review Reports
**Date Completed:** 10/6/2011
**Comments:**

**Title:** 3rd Quarter Inspection/Monitoring Report
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6028913
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Operations and Maintenance Report
**Date Completed:** 12/17/2009
**Comments:** After the district responded to DTSC comments and submitted a revised 3rd Quarter Inspection/Monitoring Report, the report was approved on 12/17/09 via e-mail.

**Title:** * Site Visit - Site Inspections/visit
**Title Link:**
**Area Name:**
**Area Link:**
**Sub Area:**
**Sub Area Link:**
**Document Type:** Site Inspections/Visit (Non LUR)
**Date Completed:** 4/20/2004
**Comments:**

**Title:** 2010 - First Quarter Inspection/Monitoring Report
**Title Link:** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6029857
**Area Name:**

***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Operations and Maintenance Report
***Date Completed:*** 2/2/2010
***Comments:***

***Title:*** Methane Mitigation/Monitoring System Routine Inspection/Monitoring Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6008264
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Operations and Maintenance Report
***Date Completed:*** 10/17/2005
***Comments:*** Approved via email with request for line graph comparison of data for future report submittals and requested Jan 05 notification for Feb 05 monitoring event.

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 2/9/2005
***Comments:***

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 9/25/2003
***Comments:***

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 2/7/2003
***Comments:***

***Title:*** * Site Visit - Site Inspections/visit
***Title Link:***
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Inspections/Visit (Non LUR)
***Date Completed:*** 12/5/2002
***Comments:***

***Title:*** PEA Workplan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6022204
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Preliminary Endangerment Assessment Workplan
***Date Completed:*** 6/15/2000
***Comments:*** ok

***Title:*** Voluntary Clean-up Agreement

***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004647
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Standard Voluntary Agreement
***Date Completed:*** 10/2/2000
***Comments:***

***Title:*** Phase 1
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004636
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Phase 1
***Date Completed:*** 1/24/2000
***Comments:***

***Title:*** Liberty ES and Woodcrest Methane Monitoring Report 2005-2007
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6021723
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Operations and Maintenance Report
***Date Completed:*** 7/27/2009
***Comments:*** DTSC received several O&M methane monitoing reports for Liberty Elementary School (dated 05/2006, 09/2006, 03/2007 and 05/2007) and Woodcrest Jr. High School (dated 05/2006, 09/2006 and 05/2007) in late 2008. These were late submittals by the district. The consultant (Planning Center) on behalf of the district requested for DTSC's review of these reports in a letter dated 06/26/09. DTSC approved these O&M reports in an emailed dated 07/27/2009 to the consultant and the district.

***Title:*** RAW
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&doc_id=6004637
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Removal Action Workplan
***Date Completed:*** 8/8/2002
***Comments:***

***Title:*** * CEQA
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36010007&enforcement_id=6004629
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** * CEQA
***Date Completed:*** 3/22/2002
***Comments:***

# Unplottable Summary

**Total: 0 Unplottable sites**

| DB | Company Name/Site Name | Address | City | Zip | ERIS ID |
|---|---|---|---|---|---|

No unplottable records were found that may be relevant for the search criteria.

# Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

# Appendix: Database Descriptions

*Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:*

*"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."*

## *Standard Environmental Record Sources*

### *Federal*

***Formerly Utilized Sites Remedial Action Program:*** DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

***Government Publication Date: Mar 4, 2017***

***National Priority List:*** NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

***Government Publication Date: Feb 23, 2021***

***National Priority List - Proposed:*** PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

***Government Publication Date: Feb 23, 2021***

***Deleted NPL:*** DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

***Government Publication Date: Feb 23, 2021***

***SEMS List 8R Active Site Inventory:*** SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

***Government Publication Date: Jan 28, 2021***

***Inventory of Open Dumps, June 1985:*** ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

***Government Publication Date: Jun 1985***

***SEMS List 8R Archive Sites:*** SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

***Government Publication Date: Jan 28, 2021***

***Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS:*** CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

***Government Publication Date: Oct 25, 2013***

***EPA Report on the Status of Open Dumps on Indian Lands:*** IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

***Government Publication Date: Dec 31, 1998***

***CERCLIS - No Further Remedial Action Planned:*** CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

***Government Publication Date: Oct 25, 2013***

***CERCLIS Liens:*** CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Jan 30, 2014***

***RCRA CORRACTS-Corrective Action:*** RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

***Government Publication Date: Jan 22, 2021***

***RCRA non-CORRACTS TSD Facilities:*** RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

***Government Publication Date: Jan 22, 2021***

***RCRA Generator List:*** RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

***Government Publication Date: Jan 22, 2021***

***RCRA Small Quantity Generators List:*** RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

***Government Publication Date: Jan 22, 2021***

***RCRA Very Small Quantity Generators List:*** RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

***Government Publication Date: Jan 22, 2021***

***RCRA Non-Generators:*** RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

***Government Publication Date: Jan 22, 2021***

***Federal Engineering Controls-ECs:*** FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Feb 23, 2021***

***Federal Institutional Controls- ICs:*** FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency ) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

***Government Publication Date: Feb 23, 2021***

***Land Use Control Information System:*** LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

***Government Publication Date: Sep 1, 2006***

***Emergency Response Notification System:*** ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

***Government Publication Date: 1982-1986***

***Emergency Response Notification System:*** ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

***Government Publication Date: 1987-1989***

***Emergency Response Notification System:*** ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

***Government Publication Date: Nov 9, 2020***

***The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database:*** FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

***Government Publication Date: Jan 6, 2021***

***FEMA Underground Storage Tank Listing:*** FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

***Government Publication Date: Dec 31, 2017***

***Facility Response Plan:*** FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

***Government Publication Date: Dec 2, 2020***

***Historical Gas Stations:*** HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

***Government Publication Date: Jul 1, 1930***

***Petroleum Refineries:*** REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

***Government Publication Date: Jul 10, 2020***

***Petroleum Product and Crude Oil Rail Terminals:*** BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

***Government Publication Date: Apr 28, 2020***

***LIEN on Property:*** SEMS LIEN

The EPA Superfund Enterprise Management System (SEMS) provides LIEN information on properties under the EPA Superfund Program.

***Government Publication Date: Jan 28, 2021***

***Superfund Decision Documents:*** SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

***Government Publication Date: Feb 23, 2021***

## *State*

***State Response Sites:*** RESPONSE

A list of identified confirmed release sites where the Department of Toxic Substances Control (DTSC) is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk. This database is state equivalent NPL.

***Government Publication Date: Jan 13, 2021***

***EnviroStor Database:*** ENVIROSTOR

The EnviroStor Data Management System is made available by the Department of Toxic Substances Control (DTSC). Includes Corrective Action sites, Tiered Permit sites, Historical Sites and Evaluation/Investigation sites. This database is state equivalent CERCLIS.

***Government Publication Date: Jan 13, 2021***

***Delisted State Response Sites:*** DELISTED ENVS

Sites removed from the list of State Response Sites made available by the EnviroStor Data Management System, Department of Toxic Substances Control (DTSC).

***Government Publication Date: Jan 13, 2021***

***Solid Waste Information System (SWIS):*** SWF/LF

The Solid Waste Information System (SWIS) database made available by the Department of Resources Recycling and Recovery (CalRecycle) contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites.

***Government Publication Date: Feb 8, 2021***

***Solid Waste Disposal Sites with Waste Constituents Above Hazardous Waste Levels:*** SWRCB SWF

This is a list of solid waste disposal sites identified by California State Water Resources Control Board with waste constituents above hazardous waste levels outside the waste management unit.

***Government Publication Date: Sep 20, 2006***

***EnviroStor Hazardous Waste Facilities:*** HWP

A list of hazardous waste facilities including permitted, post-closure and historical facilities found in the Department of Toxic Substances Control (DTSC) EnviroStor database.

***Government Publication Date: Jan 13, 2021***

***Sites Listed in the Solid Waste Assessment Test (SWAT) Program Report:*** SWAT

In a 1993 Memorandum of Understanding, the State Water Resources Control Board (SWRCB) agreed to submit a comprehensive report on the Solid Waste Assessment Test (SWAT) Program to the California Integrated Waste Management Board (CIWMB). This report summarizes the work completed to date on the SWAT Program, and addresses both the impacts that leakage from solid waste disposal sites (SWDS) may have upon waters of the State and the actions taken to address such leakage.

***Government Publication Date: Dec 31, 1995***

***Construction and Demolition Debris Recyclers:*** C&D DEBRIS RECY

This listing of Construction and Demolition Debris Recyclers is maintained by the California Intergrated Waste Management Board-common C&D materials include lumber, drywall, metals, masonry (brick, concrete, etc.), carpet, plastic, pipe, rocks, dirt, paper, cardboard, or green waste related to land development.

***Government Publication Date: Jun 20, 2018***

***Recycling Centers:*** RECYCLING

This list of Certified Recycling Centers that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

***Government Publication Date: Nov 2, 2020***

***Listing of Certified Processors:*** PROCESSORS

This list of Certified Processors that are operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

***Government Publication Date: Oct 27, 2020***

***Listing of Certified Dropoff, Collection, and Community Service Programs:*** CONTAINER RECY

This list of Certified Dropoff, Collection, and Community Service Programs (non-buyback) operating under the state of California's Beverage Container Recycling Program is maintained by the California Department of Resources Recycling and Recovery.

***Government Publication Date: Dec 16, 2020***

***Land Disposal Sites:*** LDS

Land Disposal Sites in GeoTracker, the State Water Resources Control Board (SWRCB)'s data management system. The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units. Waste management units include waste piles, surface impoundments, and landfills.

***Government Publication Date: Mar 9, 2021***

***Leaking Underground Fuel Tank Reports:*** LUST

List of Leaking Underground Storage Tanks within the Cleanup Sites data in GeoTracker database. GeoTracker is the State Water Resources Control Board's (SWRCB) data management system for managing sites that impact groundwater, especially those that require groundwater cleanup (Underground Storage Tanks, Department of Defense and Site Cleanup Program) as well as permitted facilities such as operating Underground Storage Tanks. The Leak Prevention Program that overlooks LUST sites is the SWRCB in California's Environmental Protection Agency.

***Government Publication Date: Mar 9, 2021***

***Delisted Leaking Storage Tanks:*** DELISTED LST

List of Leaking Underground Storage Tanks (LUST) cleanup sites removed from GeoTracker, the State Water Resources Control Board (SWRCB)'s database system, as well as sites removed from the SWRCB's list of UST Case closures.

***Government Publication Date: Mar 9, 2021***

***Permitted Underground Storage Tank (UST) in GeoTracker:*** UST

List of Permitted Underground Storage Tank (UST) sites made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA).

***Government Publication Date: Mar 23, 2021***

***Proposed Closure of Underground Storage Tank Cases:*** UST CLOSURE

List of UST cases that are being considered for closure by either the California Environmental Protection Agency, State Water Resources Control Board or the Executive Director that have been posted for a 60-day public comment period.

***Government Publication Date: Feb 2, 2021***

***Historical Hazardous Substance Storage Information Database:*** HHSS

The Historical Hazardous Substance Storage database contains information collected in the 1980s from facilities that stored hazardous substances. The information was originally collected on paper forms, was later transferred to microfiche, and recently indexed as a searchable database. When using this database, please be aware that it is based upon self-reported information submitted by facilities which has not been independently verified. It is unlikely that every facility responded to the survey and the database should not be expected to be a complete inventory of all facilities that were operating at that time. This database is maintained by the California State Water Resources Control Board's (SWRCB) Geotracker.

***Government Publication Date: Aug 27, 2015***

***Statewide Environmental Evaluation and Planning System:*** UST SWEEPS

The Statewide Environmental Evaluation and Planning System (SWEEPS) is a historical listing of active and inactive underground storage tanks made available by the California State Water Resources Control Board (SWRCB).

***Government Publication Date: Oct 1, 1994***

***Aboveground Storage Tanks:*** AST

A statewide list from 2009 of aboveground storage tanks (ASTs) made available by the Cal FIRE Office of the State Fire Marshal (OSFM). This list is no longer maintained or updated by the Cal FIRE OSFM.

***Government Publication Date: Aug 31, 2009***

***SWRCB Historical Aboveground Storage Tanks:*** AST SWRCB

A list of aboveground storage tanks made available by the California State Water Resources Control Board (SWRCB). Effective January 1, 2008, the Certified Unified Program Agencies (CUPAs) are vested with the responsibility and authority to implement the Aboveground Petroleum Storage Act (APSA).

***Government Publication Date: Dec 1, 2007***

***Oil and Gas Facility Tanks:*** TANK OIL GAS

Locations of oil and gas tanks that fall under the jurisdiction of the Geologic Energy Management Division of the California Department of Conservation (CalGEM) (CCR 1760). CalGEM was formerly the Division of Oil, Gas, and Geothermal Resources (DOGGR).

***Government Publication Date: Feb 12, 2021***

***Delisted Storage Tanks:*** DELISTED TNK

This database contains a list of storage tank sites that were removed by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency (EPA) and the Cal FIRE Office of State Fire Marshal (OSFM).

***Government Publication Date: Mar 18, 2021***

***California Environmental Reporting System (CERS) Tanks:*** CERS TANK

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the Aboveground Petroleum Storage and Underground Storage Tank regulatory programs. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

***Government Publication Date: Feb 9, 2021***

***Delisted California Environmental Reporting System (CERS) Tanks:*** DELISTED CTNK

This database contains a list of Aboveground Petroleum Storage and Underground Storage Tank sites that were removed from in the California Environmental Protection Agency (CalEPA) Regulated Site Portal.

***Government Publication Date: Feb 9, 2021***

***Historical Hazardous Substance Storage Container Information - Facility Summary:*** HIST TANK

The State Water Resources Control Board maintained the Hazardous Substance Storage Containers listing and inventory in th 1980s. This facility summary lists historic tank sites where the following container types were present: farm motor vehicle fuel tanks; waste tanks; sumps; pits, ponds, lagoons, and others; and all other product tanks. This set, published in May 1988, lists facility and owner information, as well as the number of containers. This data is historic and will not be updated.

***Government Publication Date: May 27, 1988***

***Site Mitigation and Brownfields Reuse Program Facility Sites with Land Use Restrictions:*** LUR

The Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents land use restrictions that are active. Some sites have multiple land use restrictions.

***Government Publication Date: Jan 13, 2021***

***CALSITES Database:*** CALSITES

This historical database was maintained by the Department of Toxic Substance Control (DTSC) for more than a decade. CALSITES contains information on Brownfield properties with confirmed or potential hazardous contamination. In 2006, DTSC introduced EnviroStor as the latest Brownfields site database.

***Government Publication Date: May 1, 2004***

***Hazardous Waste Management Program Facility Sites with Deed / Land Use Restrictions:*** HLUR

The Department of Toxic Substances Control (DTSC) Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

***Government Publication Date: Feb 18, 2021***

***Deed Restrictions and Land Use Restrictions:*** DEED

List of Deed Restrictions, Land Use Restrictions and Covenants in GeoTracker made available by the State Water Resources Control Board (SWRCB) in California's Environmental Protection Agency. A deed restriction (land use covenant) may be required to facilitate the remediation of past environmental contamination and to protect human health and the environment by reducing the risk of exposure to residual hazardous materials.

***Government Publication Date: Mar 9, 2021***

***Voluntary Cleanup Program:*** VCP

List of sites in the Voluntary Cleanup Program made available by the Department of Toxic Substances and Control (DTSC). The Voluntary Cleanup Program was designed to respond to lower priority sites. Under the Voluntary Cleanup Program, DTSC enters site-specific agreements with project proponents for DTSC oversight of site assessment, investigation, and/or removal or remediation activities, and the project proponents agree to pay DTSC's reasonable costs for those services.

***Government Publication Date: Jan 13, 2021***

***GeoTracker Cleanup Program Sites:*** CLEANUP SITES

A list of Cleanup Program sites in the state of California made available by The State Water Resources Control Board (SWRCB) of the California Environmental Protection Agency (EPA). SWRCB tracks leaking underground storage tank cleanups as well as other water board cleanups.

***Government Publication Date: Mar 9, 2021***

***Delisted County Records:*** DELISTED COUNTY

Records removed from county or CUPA databases. Records may be removed from the county lists made available by the respective county departments because they are inactive, or because they have been deemed to be below reportable thresholds.

***Government Publication Date: Apr 1, 2021***

### *Tribal*

***Leaking Underground Storage Tanks (LUSTs) on Indian Lands:*** INDIAN LUST
LUSTs on Tribal/Indian Lands in Region 9, which includes California.
***Government Publication Date: Apr 8, 2020***

***Underground Storage Tanks (USTs) on Indian Lands:*** INDIAN UST
USTs on Tribal/Indian Lands in Region 9, which includes California.
***Government Publication Date: Apr 8, 2020***

***Delisted Tribal Leaking Storage Tanks:*** DELISTED ILST
Leaking Underground Storage Tank facilities which have been removed from the Regional Tribal LUST lists made available by the EPA.
***Government Publication Date: Apr 14, 2020***

***Delisted Tribal Underground Storage Tanks:*** DELISTED IUST
Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.
***Government Publication Date: Apr 14, 2020***

### *County*

***San Bernardino County - CUPA List:*** SANBERN CUPA
A list of facilities associated with various Certified Unified Program Agency (CUPA) programs in San Bernardino County. This list is made available by San Bernardino County Fire Department which is the CUPA for all areas of the County except the city of Victorville.
***Government Publication Date: Mar 4, 2021***

## *Additional Environmental Record Sources*

### *Federal*

***PFOA/PFOS Contaminated Sites:*** PFAS NPL
List of sites where PFOA or PFOS contaminants have been found in drinking water or soil. Made available by the Federal Environmental Protection Agency (EPA).
***Government Publication Date: Mar 1, 2021***

***Facility Registry Service/Facility Index:*** FINDS/FRS
The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).
***Government Publication Date: Nov 2, 2020***

***Toxics Release Inventory (TRI) Program:*** TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
***Government Publication Date: Feb 19, 2020***

***Perfluorinated Alkyl Substances (PFAS) Releases:*** PFAS TRI

List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.

***Government Publication Date: Feb 19, 2020***

***Perfluorinated Alkyl Substances (PFAS) Water Quality:*** PFAS WATER

The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.

***Government Publication Date: Jul 20, 2020***

***Hazardous Materials Information Reporting System:*** HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

***Government Publication Date: Sep 1, 2020***

***National Clandestine Drug Labs:*** NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

***Government Publication Date: Oct 5, 2020***

***Toxic Substances Control Act:*** TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

***Government Publication Date: Apr 11, 2019***

***Hist TSCA:*** HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

***Government Publication Date: Dec 31, 2006***

***FTTS Administrative Case Listing:*** FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

***Government Publication Date: Jan 19, 2007***

***FTTS Inspection Case Listing:*** FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

***Government Publication Date: Jan 19, 2007***

***Potentially Responsible Parties List:*** PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

***Government Publication Date: Feb 23, 2021***

***State Coalition for Remediation of Drycleaners Listing:*** SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

***Government Publication Date: Nov 08, 2017***

***Integrated Compliance Information System (ICIS):*** ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

***Government Publication Date: Jan 6, 2021***

***Drycleaner Facilities:*** FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

***Government Publication Date: Feb 17, 2021***

***Delisted Drycleaner Facilities:*** DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

***Government Publication Date: Feb 17, 2021***

***Formerly Used Defense Sites:*** FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

***Government Publication Date: Jan 28, 2020***

***Former Military Nike Missile Sites:*** FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

***Government Publication Date: Dec 1, 1984***

***PHMSA Pipeline Safety Flagged Incidents:*** PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

***Government Publication Date: Jul 7, 2020***

***Material Licensing Tracking System (MLTS):*** MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

***Government Publication Date: Aug 5, 2020***

***Historic Material Licensing Tracking System (MLTS) sites:*** HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

***Government Publication Date: Jan 31, 2010***

***Mines Master Index File:*** MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

***Government Publication Date: Nov 3, 2020***

***Surface Mining Control and Reclamation Act Sites:*** SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

***Government Publication Date: Dec 18, 2020***

***Mineral Resource Data System:*** MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

***Government Publication Date: Mar 15, 2006***

***Uranium Mill Tailings Radiation Control Act Sites:*** URANIUM

The Legacy Management Office of the Department of Energy (DOE) manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The L.M. Office manages this database of sites registered under the Uranium Mill Tailings Control Act (UMTRCA).

***Government Publication Date: Mar 4, 2017***

***Alternative Fueling Stations:*** ALT FUELS

List of alternative fueling stations made available by the US Department of Energy's Office of Energy Efficiency & Renewable Energy. Includes Biodiesel stations, Ethanol (E85) stations, Liquefied Petroleum Gas (Propane) stations, Ethanol (E85) stations, Natural Gas stations, Hydrogen stations, and Electric Vehicle Supply Equipment (EVSE). The National Renewable Energy Laboratory (NREL) obtains information about new stations from trade media, Clean Cities coordinators, a Submit New Station form on the Station Locator website, and through collaborating with infrastructure equipment and fuel providers, original equipment manufacturers (OEMs), and industry groups.

***Government Publication Date: Jan 18, 2021***

***Registered Pesticide Establishments:*** SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

***Government Publication Date: Mar 31, 2020***

***Polychlorinated Biphenyl (PCB) Notifiers:*** PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

***Government Publication Date: Nov 19, 2020***

## *State*

***Dry Cleaning Facilities:*** DRYCLEANERS

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial, linen supply, commercial laundry, dry cleaning and pressing machines - Coin Operated Laundry and Dry Cleaning. This is provided by the Department of Toxic Substance Control.

***Government Publication Date: Feb 22, 2021***

***Delisted Drycleaners:*** DELISTED DRYCLEANERS

Sites removed from the list of drycleaner related facilities that have EPA ID numbers, made available by the California Department of Toxic Substance Control.

***Government Publication Date: Feb 22, 2021***

***Non-Toxic Dry Cleaning Incentive Program:*** DRYC GRANT

A list of grant recipients of the Non-Toxic Dry Cleaning Incentive Program made available by the California Air Resources Board (CARB). The program provides grants to eligible dry cleaning businesses to assist them in transitioning away from PERC machines to alternative non-toxic and non-smog forming technologies.

***Government Publication Date: Feb 28, 2018***

***Per- and Polyfluoroalkyl Substances (PFAS):*** PFAS

List of sites from the State Water Resources Control Board (SWRCB)'s GeoTracker at which one or more of the potential contaminants of concern are in the PFAS Master List of PFAS Substances made available by the Environmental Protection Agency (US EPA).

***Government Publication Date: Mar 9, 2021***

***PFOA/PFOS Groundwater:*** PFAS GW

A list of water wells from the Groundwater Ambient Monitoring and Assessment Program (GAMA) Groundwater Information System with the groundwater chemical perfluorooctanoic acid (PFOA) (NL = 0.014 UG/L) or perfluorooctanoic sulfonate (PFOS) (NL = 0.013 UG/L). The GAMA Groundwater Information System search is made available by California Water Boards.

***Government Publication Date: Oct 22, 2020***

***Hazardous Waste and Substances Site List - Site Cleanup:*** HWSS CLEANUP

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. This list is published by California Department of Toxic Substance Control.

***Government Publication Date: Nov 10, 2020***

***List of Hazardous Waste Facilities Subject to Corrective Action:*** DTSC HWF

This is a list of hazardous waste facilities identified in Health and Safety Code (HSC) § 25187.5. These facilities are those where Department of Toxic Substances Control (DTSC) has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

***Government Publication Date: Jul 18, 2016***

***EnviroStor Inspection, Compliance, and Enforcement:*** INSP COMP ENF

A list of permitted facilities with inspections and enforcements tracked in the Department of Toxic Substance Control (DTSC) EnviroStor.

***Government Publication Date: Oct 7, 2020***

***School Property Evaluation Program Sites:*** SCH

A list of sites registered with The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup (SPEC) Division. SPEC is responsible for assessing, investigating and cleaning up proposed school sites. The Division ensures that selected properties are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school.

***Government Publication Date: Jan 13, 2021***

***California Hazardous Material Incident Report System (CHMIRS):*** CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS). This list has been made available by the California Office of Emergency Services (OES).

***Government Publication Date: Jan 21, 2021***

***Historical California Hazardous Material Incident Report System (CHMIRS):*** HIST CHMIRS

A list of reported hazardous material incidents, spills, and releases from the California Hazardous Material Incident Report System (CHMIRS) prior to 1993. This list has been made available by the California Office of Emergency Services (OES).

***Government Publication Date: Jan 1, 1993***

***Hazardous Waste Manifest Data:*** HAZNET

A list of hazardous waste manifests received each year by Department of Toxic Substances Control (DTSC). The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

***Government Publication Date: Oct 24, 2016***

***Historical Hazardous Waste Manifest Data:*** HIST MANIFEST

A list of historic hazardous waste manifests received by the Department of Toxic Substances Control (DTSC) from year the 1980 to 1992. The volume of manifests is typically 900,000 - 1,000,000 annually, representing approximately 450,000 - 500,000 shipments.

***Government Publication Date: Dec 31, 1992***

***DTSC Registered Hazardous Waste Transporters:*** HW TRANSPORT

The California Department of Toxic Substances Control (DTSC) maintains this list of Registered Hazardous Waste Transporters.

***Government Publication Date: Oct 19, 2020***

***Registered Waste Tire Haulers:*** WASTE TIRE

This list of registered waste tire haulers is maintained by the California Department of Resources Recycling and Recovery.

***Government Publication Date: Dec 16, 2020***

***California Medical Waste Management Program Facility List:*** MEDICAL WASTE

This list of Medical Waste Management Program Facilities is maintained by the California Department of Public Health. The Medical Waste Management Program (MWMP) regulates the generation, handling, storage, treatment, and disposal of medical waste by providing oversight for the implementation of the Medical Waste Management Act (MWMA). The MWMP permits and inspects all medical waste off-site treatment facilities, medical waste transporters, and medical waste transfer stations. This list contains transporters, treatment, and transfer facilities.

***Government Publication Date: Dec 31, 2020***

***Historical Cortese List:*** HIST CORTESE

List of sites which were once included on the Cortese list. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements for providing information about the location of hazardous sites.

***Government Publication Date: Nov 13, 2008***

***Cease and Desist Orders and Cleanup and Abatement Orders:*** CDO/CAO

The California Environment Protection Agency "Cortese List" of active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO). This list contains many CDOs and CAOs that do NOT concern the discharge of wastes that are hazardous materials. Many of the listed orders concern, as examples, discharges of domestic sewage, food processing wastes, or sediment that do not contain hazardous materials, but the Water Boards' database does not distinguish between these types of orders.

***Government Publication Date: Feb 16, 2012***

***California Environmental Reporting System (CERS) Hazardous Waste Sites:*** CERS HAZ

List of sites in the California Environmental Protection Agency (CalEPA) Regulated Site Portal which fall under the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator. The CalEPA oversees the statewide implementation of the Unified Program which applies regulatory standards to protect Californians from hazardous waste and materials.

***Government Publication Date: Feb 9, 2021***

***Delisted Environmental Reporting System (CERS) Hazardous Waste Sites:*** DELISTED HAZ

This database contains a list of sites that were removed from the California Environmental Protection Agency (CalEPA) in the following regulatory programs: Hazardous Chemical Management, Hazardous Waste Onsite Treatment, Household Hazardous Waste Collection, Hazardous Waste Generator, RCRA LQ HW Generator.

***Government Publication Date: Nov 29, 2018***

***Sites in GeoTracker:*** GEOTRACKER

GeoTracker is the State Water Resource Control Boards' data management system for sites that impact, or have the potential to impact, water quality in California, with emphasis on groundwater. This is a list of sites in GeoTracker that aren't otherwise categorized as LUST, Land Disposal Sites (LDS), Cleanup Sites, or sites having Waste Discharge Requirements (WDR). This listing includes program types such as Underground Injection Control (UIC), Confined Animal Facilities (CAF), Irrigated Lands Regulatory Program, plans, and non-case information.

***Government Publication Date: Mar 9, 2021***

***Mines Listing:*** MINE

This list includes mine site locations extracted from the Mines Online database, maintained by the California Department of Conservation. Mines Online (MOL) is an interactive web map designed with GIS features that provide information such as the mine name, mine status, commodity sold, location, and other mine specific data. Please note: Mine location information is provided to assist experts in determining the location of mine operators in accordance with California Civil Code section 1103.4 and reflects information reported by mine operators in annual reports provided under Public Resources Code section 2207. While the Division of Mine Reclamation (DMR) attempts to populate MOL with accurate location information, the DMR cannot guarantee the accuracy of operator reported location information.

***Government Publication Date: Jan 12, 2021***

***Recorded Environmental Cleanup Liens:*** LIEN

The California Department of Toxic Substance Control (DTSC) maintains this list of liens placed upon real properties. A lien is utilized by the DTSC to obtain reimbursement from responsible parties for costs associated with the remediation of contaminated properties.

***Government Publication Date: Nov 16, 2020***

***Waste Discharge Requirements:*** WASTE DISCHG

List of sites in California State Water Resources Control Board (SWRCB) Waste Discharge Requirements (WDRs) Program in California, made available by the SWRCB via GeoTracker. The WDR program regulates point discharges that are exempt pursuant to Subsection 20090 of Title 27 and not subject to the Federal Water Pollution Control Act. The scope of the WDRs Program also includes the discharge of wastes classified as inert, pursuant to section 20230 of Title 27.

***Government Publication Date: Mar 9, 2021***

***Toxic Pollutant Emissions Facilities:*** EMISSIONS

A list of criteria and toxic pollutant emissions data for facilities in California made available by the California Environmental Protection Agency - Air Resources Board (ARB). Risk data may be based on previous inventory submittals. The toxics data are submitted to the ARB by the local air districts as requirement of the Air Toxics "Hot Spots" Program. This program requires emission inventory updates every four years.

***Government Publication Date: Dec 31, 2018***

***Clandestine Drug Lab Sites:*** CDL

The Department of Toxic Substances Control (DTSC) maintains a listing of drug lab sites. DTSC is responsible for removal and disposal of hazardous substances discovered by law enforcement officials while investigating illegal/clandestine drug laboratories.

***Government Publication Date: Jan 19, 2021***

## *Tribal*

***No Tribal additional environmental record sources available for this State.***

## *County*

***San Bernardino County - Medical Waste Facility List:*** SANBERN MED WSTE

This list of San Bernardino County medical waste facilities is maintained by the County of San Bernardino Department of Public Health Medical Waste Program. The Medical Waste Program regulates generators of medical waste based on the Medical Waste Management Act. The program inspects medical waste facilities, facilities with on-site medical waste treatment units, and common storage areas annually. This program also investigates complaints regarding mishandling of medical waste and facilities that may be operating without a valid health permit. Some facilities that may generate medical waste include hospitals, skilled nursing facilities, blood banks, and doctors, dental and veterinarian offices.

***Government Publication Date: Dec 22, 2020***

# Definitions

***Database Descriptions:*** This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

***Detail Report***: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

***Distance:*** The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

***Direction:*** The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

***Elevation:*** The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

***Executive Summary:*** This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

***Map Key:*** The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

***Unplottables:*** These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

# APPENDIX C

# USER QUESTIONNAIRE

**PHASE I ENVIRONMENTAL SITE ASSESSMENT – ASTM 1527-13**
**USER QUESTIONNAIRE**

In order to qualify for one of the Landowner Liability Protections offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "Brownfields Amendments") the user should provide the following information (if available) to the environmental professional.

***1)*** Title Review - Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25). ***Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law?*** **NO**

***2)*** Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26). ***Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?*** **NO**

***3)*** Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28). ***Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?***

**NO**

***4)*** Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29). ***Does the purchase price being paid for this property reasonably reflect the fair market value of the property?*** **YES**

***If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?***

***5)*** Commonly known or reasonably ascertainable information about the property (40 CFR 312.30). ***Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases of hazardous materials?***

***(a.) Do you know the past uses of the property?*** **NO**

***(b.) Do you know of specific chemicals that are present or once were present at the property?*** **NO**

***(c.) Do you know of spills or other chemical releases that have taken place at the property?*** **NO**

***(d.) Do you know of any environmental cleanups that have taken place at the property?*** **NO**

User's Initials TM

Property Name ___Bon View

***6)*** The degree of obviousness of the presence, or likely presence, of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31). ***Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence, or likely presence, of contamination at the property?***

**NO**

***7)*** Proceedings Involving the Property Pursuant to ASTM E 1527-13 §10.9, ***As the user of this ESA do you know of (1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, or from the property; (2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on, or from the property; and (3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products?***

**NO**

**SIGNATURE**

I have completed this *User Questionnaire* to the best of my actual knowledge only, and provided readily available information, if any, as stated in this document to the environmental professional as of the following date. The information contained in this document does not constitute a warranty or guarantee of any kind as to the accuracy of any third party information provided, and the undersigned disclaims any liability for the reliance on any such information by others.



SIGNATURE — DATE: 4/7/2021

Trevor McKune

PRINT OR TYPE NAME

Bon View

PROPERTY NAME

Ontario, CA

LOCATION

# APPENDIX D

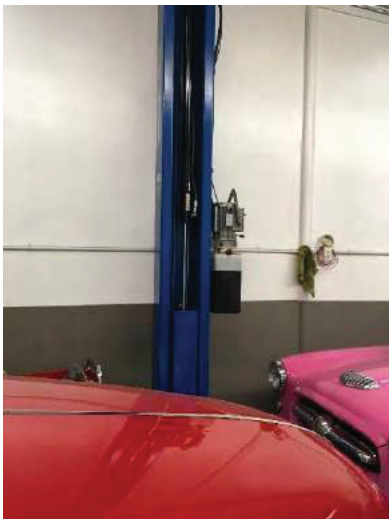
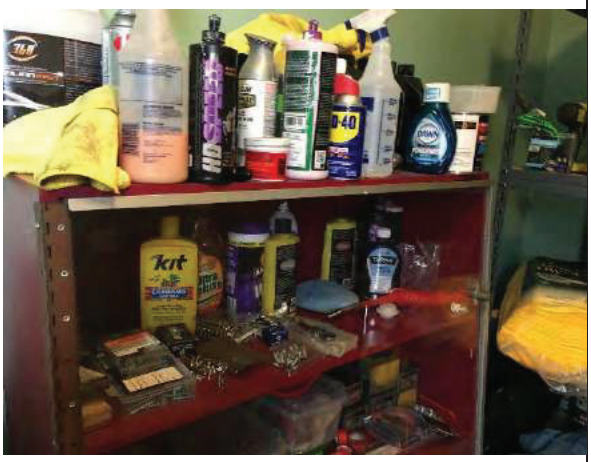
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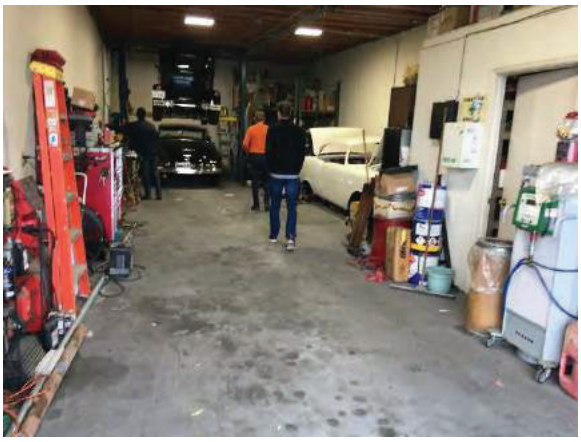
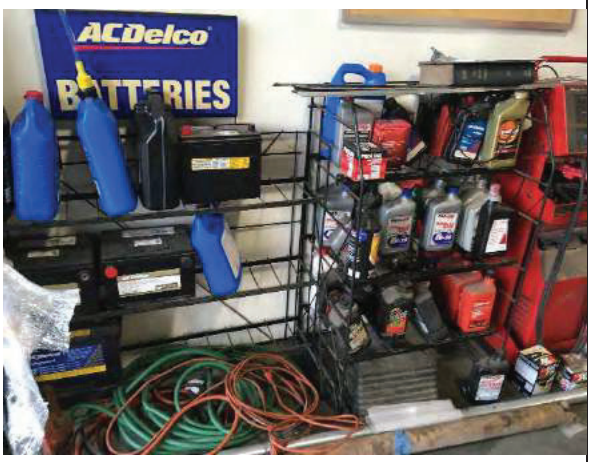
## APPENDIX D
## TARGET PROPERTY RECONNAISSANCE PHOTOGRAPHS

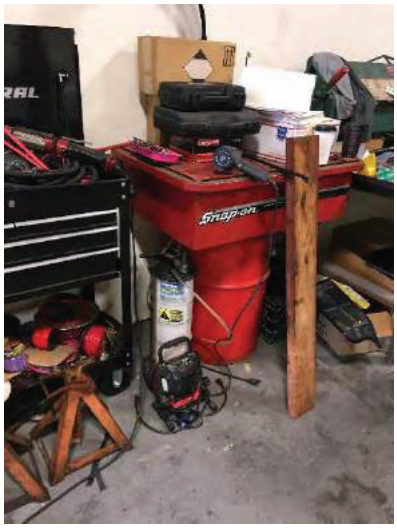
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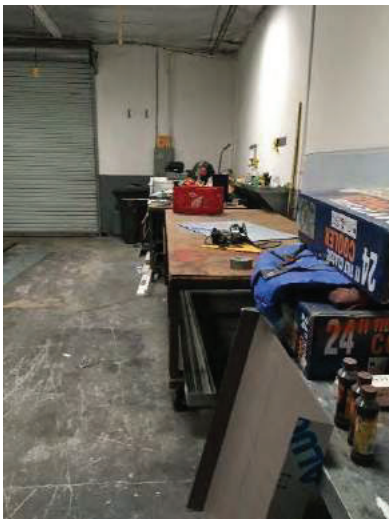
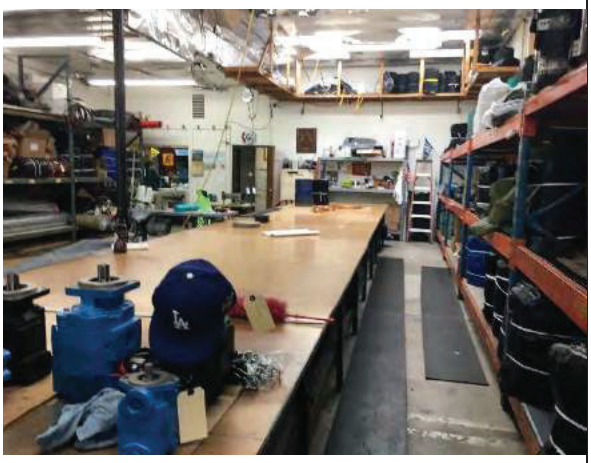
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<tr><td></td><td></td></tr>
<tr><td>Exterior of Bon View Industrial Condominiums Building (Units 12-20) Looking East</td><td>Unit #1, Xray Equipment for Metals Photography</td></tr>
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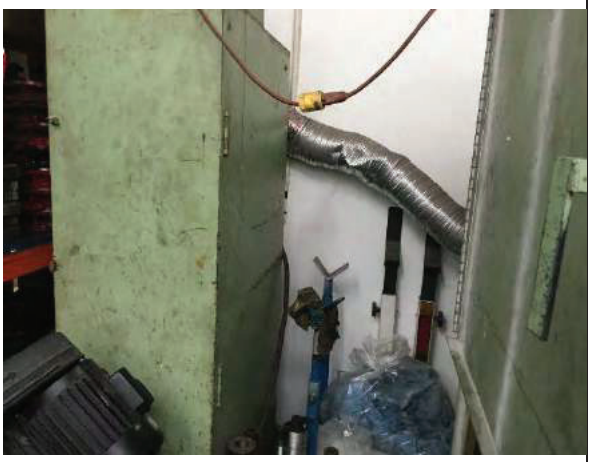
| | |
|---|---|
|  |  |
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|  |  |
| Unit #3, Metals Fabrication Machinery | Unit #4, Automobile Storage with Hydraulic Lift |

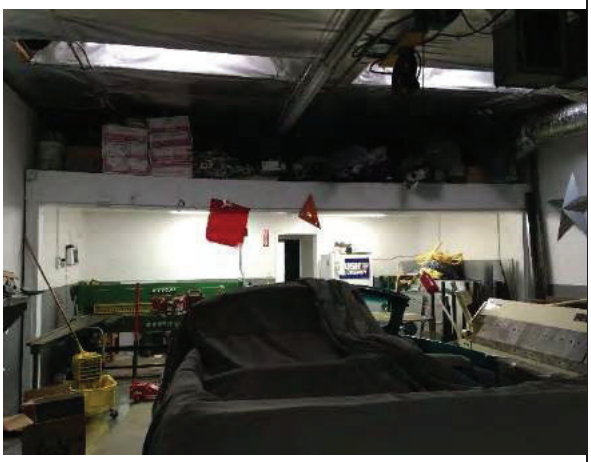
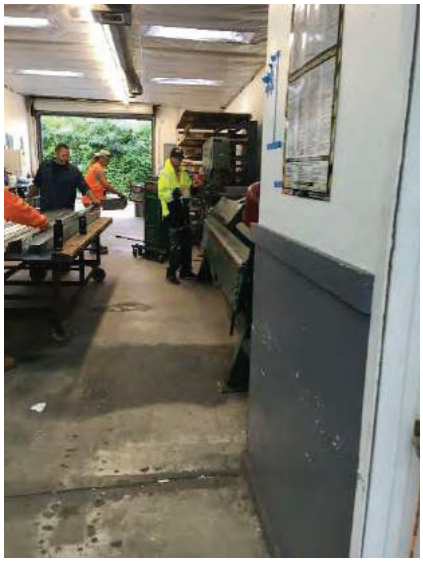
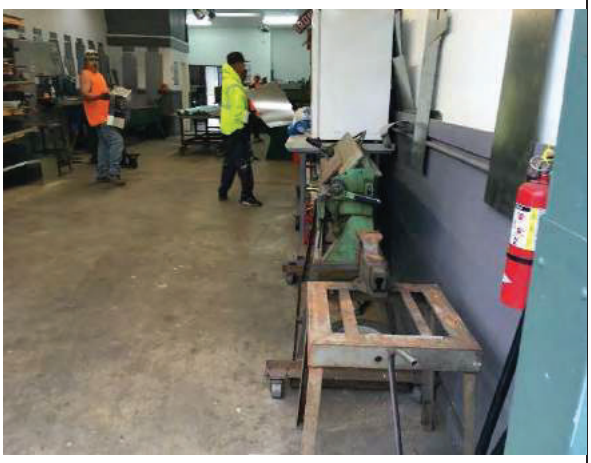
| | |
|---|---|
|  |  |
| Unit #4, Hydraulic Lift with Contained Hydraulic Fluid | Unit #4, Household Cleaners and Solvents |
|  |  |
| Unit #5, Small Quantity Motor Oil and Automobile Fluids | Unit #6, Landscaping Company Gasoline Fuel Containers |

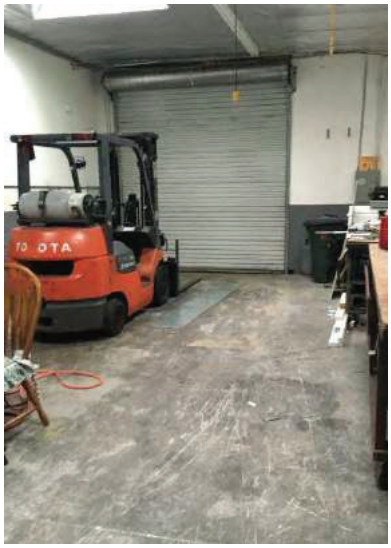
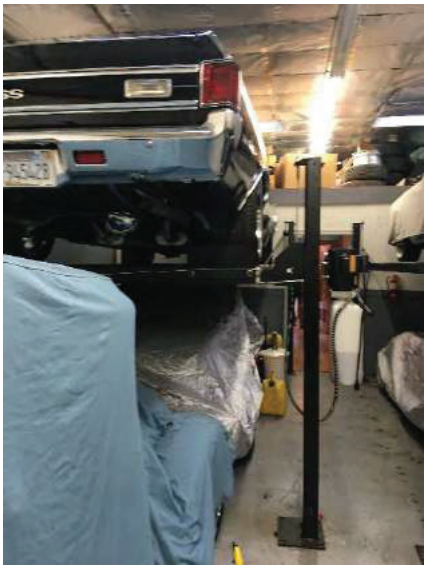
| | |
|---|---|
|  |  |
| Unit #7, Car Restoration Company | Unit #7, Motor Oil for Car Restoration |
|  |  |
| Unit #7, Oily Waste Rags and Racing Fuel | Unit #7, Nitrogen Compressor and Fuel Canister |

| | |
|---|---|
|  |  |
| Unit #7, Self-Contained Solvent Parts Cleaner | Unit #8, Home Theater Acoustic Paneling Manufacturer |
|  |  |
| Unit #9, Paper Products Supply Company | Unit #9, Paper Products and Storage |

| | |
|---|---|
|  |  |
| Unit #10, Garage Storage | Unit #10, Small Quantity Paint |
|  |  |
| Unit #11, Furniture Restoration Company | Unit #12, Atlas Tarp & Parts, Truck Tarp Manufacturing |

| | |
|---|---|
|  |  |
| Unit #12, Sand Blasting Equipment | Unit #12, Self-Contained Venting System for Sand Blaster |
|  |  |
| Unit #12, Self-Contained Solvent Parts Cleaner | Unit #13, Automobile Storage with Hydraulic Lift |

| | |
|---|---|
|  |  |
| Unit #13, Self-Contained Hydraulic Lift Fluid | Unit #14, Garage Storage with Automobile |
|  |  |
| Unit #15, Metals Fabrication | Unit #15, Metals Fabrication |

| | |
|---|---|
|  |  |
| Unit #16, Underground Utility Piping Planning | Unit #17, Garage Storage with Forklift |
|  |  |
| Unit #18, Ice Cream Carts and Freezers | Unit #19, Automobile Storage and Hydraulic Lift |

| | |
|---|---|
|  |  |
| Unit #19, Automobile Storage and Hydraulic Lift Fluid | Unit #20, Parts Storage for Atlas Tarp & Parts |
|  |  |
| Unit #20, Parts Storage for Atlas Tarp & Parts | Unit #20, Air Compressor |

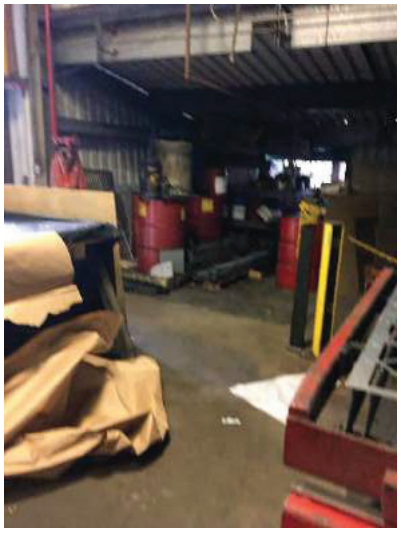
| | |
|---|---|
|  |  |
| Unit #20, High Performance Solvent Degreaser | Northern Open Field Facing East |
|  |  |
| Northern Open Field Facing North | Outdoor Storage Units West of 1914 Bon View |

| | |
|---|---|
|  |  |
| West Open Field Facing East Towards 1914 Bon View | West Open Field Facing Northeast |
|  |  |
| West Open Field Facing West | West Open Field Facing Southwest |

| | |
|---|---|
|  |  |
| West Open Field Facing 1930 Bon View, Behind Tash Dumpsters | Trash Dumpsters at 1914 & 1930 Bon View |
|  |  |
| High Voltage Electrical Unit East of 1930 Bon View | High Voltage Electrical Unit West End of 1930 Bon View Parking Lot with Apparent Pool of Water |

| | |
|---|---|
|  |  |
| Storm Drain at 1930 Bon View Facing Southeast | Storm Drain in Alleyway at 1930 Bon View Facing Southeast |
|  |  |
| JLMC Metals Fabrication Property, 1944 S Bon View Avenue | Residential Property at JLMC Property Facing East |

| | |
|---|---|
|  |  |
| Residential Property and Garage at JLMC Property Facing West | Residential Property at JLMC Property Facing Northwest |
|  |  |
| Propane Storage at JLMC, Outside Building #3 | Compressed Gas Storage at JLMC, Outside Building #3 |

| | |
|---|---|
|  |  |
| Inside of JLMC Building #3, Welding Bays | Inside of JLMC Building #3, Metals Fabrication Machinery |
|  |  |
| Inside of JLMC Building #3, Metals Fabrication Machinery | Hazardous Waste Storage, JLMC Building #3 |

# APPENDIX E

# LOCAL AGENCY FILES

**Address:** 1914 #11 S BON VIEW AV ONTA **Permit No.** **B200303222**

# City of Ontario Building Department

| Owner | Contractor | Designer |
|---|---|---|
| ASHLEY, DARRELL | SAME AS OWNER | |
| | Lic #: 000 | Lic #: |

**Date:** 10-31-2003 **Val:**$11,700.00
**Tract:** **APN:** 105044111
**Sq.Ft.:** 1300 **Avig:** N
**Units:** 0 **Lot:** 0
**Stories:** 0 **Block:**
**Occ:** B **Const:** V N
**DAB #:** 0 **Var:** 0

**Intended Permit Use:** TI-RECORDING STUDIO
**Description / Comments:**
TENANT IMPROVEMENT - RECORDING STUDIO 1,300 SF

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License #_____ Lic. Class_____ Exp. Date_____

City Lic. #_____ Expires_____

Date_____ Signature of Contractor_____

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code).

Date 10.31.03 Signature of Owner Darrell Ashley

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm under Penalty of Perjury one of the following:

( ) I have and will maintain a Certificate of Consent of self-insure for worker's compensation.

( ) I have and will maintain Worker's Compensation Insurance.

Policy No.:_____ Carrier:_____

( ) I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to Worker's Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Worker's Compensation provision of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this City to enter upon the above-mentioned property for inspection purposes.

Darrell Ashley 10.31.03

Signature of Owner or Agent Date

| Electrical | | Plumbing | | Mechanical | | Fees | |
|---|---|---|---|---|---|---|---|
| Temp Power Service | (0) | Fixtures/Vents | (1) | Furnace To 100M BTU | (0) | Min. Issuance | $0.00 |
| Temp Dist Sys | (0) | Repair Vent/Drain | (0) | Furnace Ovr 100M BTU | (0) | Building Fee | $209.25 |
| Outlet/Switch 1-20 | (20) | Building Sewer | (0) | Floor Furnace | (0) | Electrical Fee | $91.59 |
| Outlet/Switch >20 | (20) | Cesspool | (0) | Unit/Wall Heater | (0) | Plumbing Fee | $38.05 |
| Light Fix 1-20 | (20) | Priv Sewage Sys | (0) | Boiler To 100M BTU | (0) | Mechanical Fee | $34.15 |
| Light Fix >20 | (13) | Ind. Waste Intercept | (0) | Boiler 101-500M BTU | (0) | Grading Fee | $0.00 |
| Platform/Thea | (0) | Rainwater Sys. | (0) | Boiler 501-1000M BTU | (0) | Inspection Fee | $0.00 |
| Res App | (0) | New/Repair Water Pipe | (1) | Boiler 1001-1750M BTU | (0) | Plan Review Fee | $167.40 |
| Non-Res App | (0) | Water Heaters | (0) | Boiler +1750M BTU | (0) | Parks & Rec SFD | $0.00 |
| Power to 1HP | (0) | Gas Outlets | (0) | AH to 10K CFM | (0) | Parks & Rec MFD | $0.00 |
| Power >1-10HP | (0) | Gas Outlets >5 | (0) | AH Ovr 10K CFM | (0) | Sewer Assmnt SFD | $0.00 |
| Power > 10-50HP | (0) | Lawn Spr Sys. | (0) | Evap Cooler | (0) | Sewer Assmnt COM | $0.00 |
| Power >50-100HP | (0) | Atm. Bckflw/Vac 1-5 | (0) | Vent Fan | (0) | Fire Facilities Fee | $0.00 |
| Power >100HP | (0) | Atms. Bckflw/Vac. >5 | (0) | Vent Systetm | (1) | Dust Control Fee | $0.00 |
| Pri Swim Pool | (0) | Bckflw Device to 2" | (0) | Hood | (0) | S.M.I.P Fee | $0.00 |
| Carvl/Circus Gen | (0) | Bckflw Device >2" | (0) | Equip Repair/Alter | (0) | Investigation Fee | $0.00 |
| Display/Lighting/Etc: | (0) | Public Pools | (0) | Appl Vents | (0) | Microfilm-Permit Fee | $0.00 |
| Busway Length (Feet) | (0) | Public Spas | (0) | Domestic Inc | (0) | Microfilm-Plans Fee | $12.00 |
| Service to 200 Amps | (0) | Misc. | (0) | Comm/Indust Inc | (0) | Xerox Copies Fee | $0.00 |
| Service 201-1000 Amps | (0) | Misc. Appl/Equip | (0) | | | Refund Amount | $0.00 |
| Service Over 600 Volts | (0) | | | | | | |
| Misc. Equip | (0) | | | | | | |
| Signs | (0) | | | | | | |
| Addl. Sign Circ | (0) | | | | | | |

| | |
|---|---|
| Total Fees | $578.40 |
| Total Payments (-) | $578.40 |
| **Balance Due** | **$0.00** |

808

# City of Ontario

**Building Department**

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

**POST this in a conspicuous place on the job.**

You must furnish PERMIT NUMBER and JOB ADDRESS for each respective inspection.
Approved plans must be on job site at all times.

**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2240 | | |

**This permit becomes void if work not commenced within 180 days from date of issuance, OR if work has been suspended or abandoned for a period of 180 days.**

| *BUILDING APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | 12-22-03 | W Johnson |
| Insulation | 12-22-03 | W Johnson |
| Drywall Nailing | 1-12-04 | W Johnson |
| Lathing & Siding | | |
| T-Bar | | |
| Grading/Compaction | | |
| **Final** | 03-24-04 | W Johnson |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | 12-22-03 | W Johnson |
| Rough Electric – T-Bar | | |
| SRV's Ground & Bond | | |
| | | |
| **Final** | 03-24-04 | W Johnson |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| Site Walls/Trash Enclosure | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | | |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | Exempt | |
| Gas Pipe-Test | | |
| Roof Drains | | |
| | | |
| **Final** | | |

| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | 12-22-03 | W Johnson |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | 03-24-04 | W Johnson |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Bond | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |
| | | |

NOTES: _____

1914 So Bon View

Also 1930 So Bon View
112 S #1

LOT # _____ TEL. (714) 988-1181 1050-4412.

PC 7- ____ JOB # ____ DAB/FILE # N/R

BUILDING ADDRESS 1914 Bon View 60

OWNER Tom / Nancy Rodrigues

MAILING ADDRESS Same

CITY Ontario ZIP 91764 TEL 984-1761

CONTRACTOR Owner / Builder

ADDRESS ____

CITY ____ ZIP ____ TEL ____

STATE LIC & CLASS ____ CITY LIC NO ____

ARCH. ENGR. DESIGNER ____

ADDRESS ____ TEL ____

CITY ____ ZIP ____ STATE LIC NO ____

INTENDED PERMIT USE Tenant Improvement Offices

SQ. FT. /OR ____ NO. STORIES ____ NO. OF UNITS ____

RESIDENTIAL ____ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ____ ADD ____ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE ____ DATE ____

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. ____ B & P C for this reason ____

OWNER Thomas M Rodrigues

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption from the Workers' Compensation Laws of California, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My workers' compensation insurance carrier and policy number are: Insurance Company ____ Policy Number ____

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name ____

Lender's Address ____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant Thomas M Rodrigues Date 9/2/86

Mailing Address 1914 S Helen

City Ontario, CA 91761

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| B. | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 9000 |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | 80 50 |
| PLAN CHECK 1st @ 50534 | 01-36105 | X.11 50 |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | 70 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | 229 70 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 3 | URINALS | |
| SINKS | 1 | INTERCEPTORS | |
| | | DRAINS | 1 |

| | | |
|---|---|---|
| TOTAL FIXTURES 5 @ $ 4.00 | | 20 00 |
| WATER HEATERS/POOL • SPA HEATER (1) | | 5 00 |
| WATER ☒ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ (6.25) | | 10 00 |
| TOTAL PLUMBING FEES | ACCT #01-32102 | 35 00 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 6.24 | | 13 00 |
| LIGHTING FIXTURES 14 | | |
| APPLIANCE OUTLETS 1 | | 2 00 |
| OCC. GROUP SQ. FT. @ ¢ | | |
| OCC. GROUP SQ. FT. @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ (8.75) | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | 25 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER 2 exhaust fans | | 6 00 |
| PERMIT FEE @ (1.50) | | 10 00 |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | 16 00 |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 168 70

PERMIT NO. 51700 DATE 9/2/86

**VALIDATION**

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 120 days.

APPLICATION ONLY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | 10/15/86 | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | 2287 | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 2887 | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 2-19-87 | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |

| OTHER DEPARTMENT REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

5-8-87 cancel permit these units are vacant [illegible]

**SEWER DIAGRAM**

TRACT # [redacted]

LOT # [redacted]

PC # M888 VAR # — DWG/FILE # N/R

BUILDING ADDRESS 1914 S. BONVIEW, ONTARIO, CA 917[redacted]

OWNER [redacted] Not Shown

MAILING ADDRESS 1914 BONVIEW

CITY ONTARIO ZIP 91761 TEL

CONTRACTOR TROY SHEET METAL (JACK STEWART)

ADDRESS 1026 S VAIL

CITY MONTEBELLO ZIP 90640 TEL (213) 723-963[redacted]

STATE LIC # CA, C20-C43

ARCH. ENGR DESIGNER JACK STEWART

ADDRESS 1026 S. VAIL TEL (213) 723-9638

CITY MONTEBELLO ZIP 90640 STATE LIC NO

INTENDED PERMIT USE [redacted]

Kiln and Flu Vent

SQ. FT. HGT. NO STORIES NO. DW UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I [redacted] hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE [redacted] John M Stewart DATE 4/22/87

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for the reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3700 Labor Code)

Policy No. 8[redacted]71 Company State Fund 7-1-88

X Copy certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I hereby certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation Provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address [redacted]

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant John M Stewart Date 4/22/87

Mailing Address _____

City _____

**VALIDATION**

This application and permit does not become a permit until it is validated by the signature of the Building Official. This permit will expire if work is not started within 120 days.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 1122.00 |

| | | |
|---|---|---|
| PERMIT # | 01-32101 | 20 50 |
| PLAN CHECK # | 01-36108 | 18 92 |
| PARK & REC. AQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | [redacted] |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC GROUP SQ. FT @ ¢

OCC GROUP SQ. FT @ ¢

SERVICE AMPS @

NO. UNITS TEMP POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEES @

TOTAL ELECTRICAL FEES ACCT #01-32103

**MECH. FEES**

HEATING M/BTU A/C M/BTU

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES ACCT. #01-32104

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO. 61181 DATE 4/22/87

APPLICATION ONLY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U/GRND PLUMBING | | |
| U/GRND ELECT | | |
| U/GRND MECH | | |
| POOL STEEL BOND/LINER | | |
| PA/PLBG/SPA HTG | | |
| SLAB GRADE | | |
| READY TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| INSULATION/ COVER WALLS | | |
| ROOF COVERING | | |
| FLUES TOP OUT | | |
| FIRE PLACE - THROAT | | |
| FIRE PLACE - BOND BEAM | | |
| FIRE - TOP OUT | 5/12/87 | |
| MASONARY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| FINAL | | |
| SEWER DISPOSAL LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOILS | | |
| DRIVEWAY CALLED | | |
| FINAL CALLED | | |

| OTHER DEPARTMENT REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| PLANNING | | |
| HEALTH | | |
| SITE PLAN | | |
| APPEAL | | |
| OTHER | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME INITIAL

**REMARKS**

Called permit on acct 5-12-87 SK

**SEWER DIAGRAM**

CITY

360 EAST "H" STREET (C-3) TEL.

CUP # VAR # SITE PLAN FILE #

BUILDING ADDRESS 1914 S Bonview BLDG - A

OWNER Till Pacific Dev

MAILING ADDRESS 2110 Hacienda BLD

CITY Hacienda Hts ZIP 91745 TEL. 213-565-6603

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL.

STATE LIC. CITY LIC. NO.

ARCHITECT

ADDRESS

ENGINEER TEL.

ADDRESS

CITY ZIP STATE LIC. NO.

INTENDED USE: INDUSTRIAL BLDG

NO. SQ. FT. SIZE 15 000 NO. STORIES NO. DW. UNITS

NEW ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

CLASS DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec 7031.5 Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500))

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & PC for this reason

Date Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code)

Policy No. Company

To be filed with the city

☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date

Signature of Applicant

Mailing Address

City State Zip

**VALIDATION**

When properly validated in this space, the form constitutes a permit to do the work described thereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP SIZE (SQ. FT.) VALUATION

Supplemental TOTAL VALUATION

SKK Permit # 24758 for Fees And Valuation.

ACCOUNT #

| | | |
|---|---|---|
| PERMIT | 01-32101 | |
| PLAN CHECK | 01-36105 | |
| PARK & REC. AQUISITION FEE | 01-91901 | |
| EARTHQUAKE FEE | 01-215-216 | |
| | 22664 | TOTAL |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE @

TOTAL PLUMBING FEES 01-32102 ACCT.

HOUSE SEWER @ 01-32105

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT.

**ELECTRICAL FEES**

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE @

TOTAL ELECTRICAL FEES 01-32103 ACCT.

**MECH. FEES**

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND.

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES 01-32104 ACCT.

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT.

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

SKK Permit # 24758

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. DATE 8-17-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SET BACKS | | | |
| FOOTINGS | | | |
| U. GRND PLUMBING | | | |
| U. GRND ELECT. | | | |
| U. GRND MECH. | | | |
| POOL STEEL 'BOND | | | |
| | | | |
| SLAB GRADE | | | |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | | | |
| ROUGH ELECTRIC | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | | | |
| ROOF SHEATHING | | | |
| SHEAR PANELS | | | |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| PLBG TOP OUT | | | |
| FIREPLACE - THROAT | | | |
| FIREPLACE - BOND BEAM | | | |
| FIREPLACE - TOP OUT | | | |
| MASONRY BOND BEAM | | | |
| LATH EXTERIOR | 10-22-81 | KEO | |
| LATH INTERIOR | | | |
| DRY WALL NAIL | 10-22-81 | KEO | |
| | | | |
| SEWER | | | |
| GAS TEST | | | |
| POOL FENCE | | | |
| OK TO PLASTER POOL | | | |
| P TRAP | | | |
| FINAL PLUMBING | | | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | 1-21-83 | [illegible] | |
| EDISON CO CALLED | | | |
| GAS CO CALLED | | | |
| | | | |

**SEWER DIAGRAM**

**MISCELLANEOUS REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

TRACT,# _____ LOT # _____

300 EAST "B" STREET TEL. (714) 986-1151

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S. Bon View #B

OWNER ZEO ASSOCIATES

MAILING ADDRESS 1930 Bon View #12

CITY ONTARIO ZIP 91761 TEL 714 947-3088

CONTRACTOR -SELF-

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASSIF _____ CITY LIC NO _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE GAS LINE TO A/C/HEAT

SQ. FT. SIZE _____ NO STORIES _____ NO. DW UNITS _____

RESIDENTIAL [ ] COMMERICAL [X] INDUSTRIAL [X]

NEW [ ] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE _____ DATE 11/26/84

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

exempt under Sec. _____ B & P.C. for this reason _____

DATE 11-26-84-X OWNER _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption from Workers' Compensation Insurance as provided by Section 3800 Labor Code.

Insurance Company _____

Policy Number _____ Certified copy is hereby furnished

OR I CERTIFY UNDER PENALTY OF PERJURY THAT I AM EXEMPT FROM WORKERS' COMPENSATION INSURANCE FOR THE FOLLOWING REASON:

I am not required to be covered if the permit is for one hundred dollars ($100) valuation or less.

I am not required to be covered if I perform none of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code you must forthwith comply with such provisions or the permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Applicant or Agent) X _____ Date 11-26-84

Mailing Address _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES _____ @ $ _____ | |
| WATER HEATERS/POOL • SPA HEATER | |
| WATER ☐ GAS ☒ PIPING | 200 |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | 10 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | 12 00 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | |

**ELECTRICAL FEES**

| | |
|---|---|
| SWITCHES, RECEPTACLES | |
| LIGHTING FIXTURES | |
| APPLIANCE OUTLETS | |
| OCC. GROUP SQ. FT @ ¢ | |
| OCC. GROUP SQ. FT @ ¢ | |
| SERVICE AMPS @ | |
| NO. UNITS TEMP. POWER | |
| NO. MOTORS | |
| SWIMMING POOL/SPA ELECTRIC | |
| PERMIT FEE @ | |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | |

**MECHAN. FEES**

| | |
|---|---|
| HEATING M/BTU A/C M/BTU | |
| OTHER | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 12 00

40770

PERMIT NO. _____ DATE 11-26-84 CF

**VALUATION**

When properly validated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT C...

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | 11-27-84 | R. Mora |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 12/3/84 | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | 12-3-84 | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

TRACT # _____
LOT # _____

PC # _____ MAP # _____ JOB/FILE # _____

BUILDING ADDRESS 1730 S. Bon View #B
OWNER Zero Associates
MAILING ADDRESS 777 Fund St
CITY Burbank ZIP _____ TEL _____
CONTRACTOR Smith Heating & A/C
ADDRESS PO Box 974
CITY Upland ZIP 91785 TEL 981-1243
STATE LIC & CLASSIF 396406 C-20 CITY LIC NO On file
ARCH. ENGR. DESIGNER _____
ADDRESS _____ TEL _____
CITY _____ ZIP _____ STATE LIC NO _____
INTENDED PERMIT USE Heating & A/C
SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____
RESIDENTIAL ☐ NEW ☐ ADD ☐ COMMERICAL ☐ ALTER ☐ INDUSTRIAL ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

X Patricia Smith 11-21-84
SIGNATURE DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

X 7-19-84 State Fund
Company

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____
Lender's Address _____

I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

X Patricia Smith Date 11-21-84
Applicant

Mailing Address _____
City, State, Zip _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-32105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-216-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $960/EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES _____ @ $ _____ | |
| WATER HEATERS/POOL • SPA HEATER | |
| WATER ☐ GAS ☐ PIPING | |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | |
|---|---|
| SWITCHES/RECEPTACLES | |
| LIGHTING FIXTURES | |
| APPLIANCE OUTLETS | |
| OCC. GROUP SQ. FT. @ | |
| OCC. GROUP SQ. FT. @ | |
| SERVICE AMPS @ | |
| NO. UNITS TEMP. POWER | |
| NO. MOTORS | |
| SWIMMING POOL/SPA ELECTRIC | |
| PERMIT FEE @ | |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | |

**MECH. FEES**

| | |
|---|---|
| HEATING 60 M/BTU 3 A/C M/BTU | 6.00 |
| OTHER | 6.00 |
| PERMIT FEE @ | 10.00 |
| TOTAL MECHANICAL FEES ACCT #01-32104 | [illegible] |

| | |
|---|---|
| GRADING FEES | TOTAL 22.00 |
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) CHECK 28.00

40771

PERMIT NO. _____ DATE 11-21-84

011791101112884

**VALUATION**

Where property valuation in this space, this form constitutes a permit to do the work described herein. The permit will expire _____ if not started within 180 days.

**APPLICATION ONLY**

INST. CL. _____

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG /SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | 12/3/80 | CS |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

TRACT # _____
LOT # _____ 300 EAST "B" STREET

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 So Bon View
OWNER Bon View Industrial Bldg Ltd.
MAILING ADDRESS 1930 So Bon View
CITY Ontario ZIP _____ TEL. _____
CONTRACTOR Tri Pacific Development
ADDRESS 1930 S Bon View
CITY Ontario ZIP 91764 TEL. 947-5000
STATE LIC. & CLASSIF. 395652 CITY LIC. NO. ✓
ARCH., ENGR., DESIGNER
ADDRESS _____ TEL. _____
CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE: tenant improvement
Space 11

SQ. FT. SIZE 1300 NO. STORIES _____ NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE 7/13/82

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 7/13/82

Mailing Address _____

City, State, Zip _____

**VALIDATION**

When properly validated at this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within _____ days or if work is abandoned for more than 180 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| M-2 | 1300 | |
| | TOTAL VALUATION | 24,000 |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-32101 | 211 00 |
| PLAN CHECK pl. 82282 | 01-32106 | |
| PARK & REC. ACQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | 2 38 |
| SEWER CAPITAL ASSESSMENT FEE # 3950 EA. 2B | 01-32110 | |
| SEWER ASSESSMENT FEE # 575 EA. 2B | 01-32111 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ PS _____
WATER HEATERS
WATER ☐ GAS ☐ PIPING
SOLAR COLLECTORS/TANKS
PERMIT FEES # 2E394
TOTAL PLUMBING FEES ACCT. #01-32102
HOUSE SEWER #
PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK
TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32108
SWITCHES, RECEPTACLES
LIGHTING FIXTURES
APPLIANCE OUTLETS
OCC. GROUP SQ. FT. # ¢
OCC. GROUP SQ. FT. # ¢
SERVICE AMPS #
NO. UNITS TEMP. POWER
NO. MOTORS 28783
SWIMMING POOL/SPA ELECTRIC
PERMIT FEE #
TOTAL ELECTRICAL FEES ACCT. #01-32103
HEATING M/BTU A/C M/BTU
OTHER
PERMIT FEE #
TOTAL MECHANICAL FEES ACCT. #01-32104

**GRADING FEES**

CUBIC YARDS
TOTAL GRADING FEES ACCT. #01-32105
SEWER ASSESSMENT FEES PAID YES NO
AVIGATION AGREEMENT REQUIRED YES NO

**TOTAL ALL FEES (PAY THIS AMOUNT)** [redacted]

PERMIT NO. _____ DATE 7-13-82

S.C.

APPLICATION ONLY

DEPART[illegible]

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| | 9-12-88 | KBE |
| | 8/20/92 | CS |
| | 11/16/92 | CS |

C.O. ISSUED DATE

CONDITIONS

INSPECTOR'S NAME | REMARKS | INITIAL

SEWER DIAGRAM

TRACT # _____

LOT # _____ 300 EAST of _____ ET

PC # _____ VAR # _____ DAB/FILE # Mem A & L

BUILDING ADDRESS 1914 BAY VIEW UNIT #11

OWNER TRI-PACIFIC EQUITY PARTNERS

MAILING ADDRESS 1930 BAY VIEW UNIT #12

CITY ONTARIO | ZIP 91761 | TEL. 947-5068

CONTRACTOR TRI-PACIFIC DEVELOPMENT, INC.

ADDRESS 1930 BAY VIEW UNIT #12

CITY ONTARIO | ZIP 91761 | TEL. 947-5068

STATE LIC. & CLASSIF. B-1 | CITY LIC. NO.

ARCH. ENGR., DESIGNER TRAVIS MANNING - ENG.

ADDRESS 1930 BAY VIEW | TEL. 947-5068

CITY ONTARIO | ZIP 91761 | STATE LIC. NO.

INTENDED PERMIT USE: ELECTRICAL IMPROVEMENTS IN OFFICE SPACE MEZZANINE

SQ. FT. SIZE | NO. STORIES 1 | NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☒ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE 4/14/82

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date 19 Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

☐ Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. Code.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 4/14/82

Mailing Address 1930 BAY VIEW

City, State, Zip ONTARIO, CA 91761

**VALUATION**

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-32105 | |
| PARK & REC. AQUISITION FEE # | 07-61901 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE # 5000 EA. | 01-37210 | |
| SEWER ASSESSMENT FEE # 575 EA. | 01-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | |
| WATER HEATERS | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |
| SWITCHES, RECEPTACLES 21 @ 28 ¢ | | 18 90 |
| LIGHTING FIXTURES 17 @ | | 8 50 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. # @ ¢ | | |
| OCC. GROUP SQ. FT. # @ ¢ | | |
| SERVICE AMPS # | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | | 37 20 |
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE # | | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | |
| GRADING FEES — CITY OF ONTARIO | | |
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO 52545 | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| 3 TOTAL ALL FEES (PAY THIS AMOUNT) | | 37 20 |

PERMIT NO. _____ DATE 8 19 82

**VALUATION**

Where property contained on this form has candidate a payment to do the work declared herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

**APPLICATION ONLY**

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS/STEEL | | |
| | | |
| | | |
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| | 9-13-82 | KES |
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| | |

TRACT # _____ LOT # _____ [redacted] EAST "G" STREET [redacted] TEL. [redacted] Unit 4

PC # _____ VAR # _____ DAB/FILE # Non Res

BUILDING ADDRESS 1914 So. BOW VIEW

OWNER TRI-PACIFIC DEVELOPMENT INC

MAILING ADDRESS 4930 BOW VIEW

CITY ONTARIO ZIP 91761 TEL 947-5085

CONTRACTOR WEST AIR INC.

ADDRESS 18189 VALLEY BLVD.

CITY BLOOMINGTON ZIP 92316 TEL 822-3500

STATE LIC. & CLASSIF. 257269 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: A/C + Heat For Space Improvement

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect

SIGNATURE [signature] 8/19/82

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than Five Hundred Dollars ($500):

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Insurer _____ Company _____

Policy No. _____ ☐ Copy is filed with the City ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant [signature] 8/19/82

Mailing Address 5 Arm b

City State Zip

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 180 days.

**APPLICATION ONLY**

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # |
|---|---|
| PERMIT # | 01-32101 |
| PLAN CHECK # | 01-32106 |
| PARK & REC. AQUISITION FEE # | 07-31901 |
| EARTHQUAKE FEE # | 01-215-116 |
| SEWER CAPITAL ASSESSMENT FEE # $850 EA. | 01-37210 |
| SEWER ASSESSMENT FEE # 378 EA. | 01-37211 |
| TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES | #S | |
| WATER HEATERS | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | |
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP | SQ. FT. # | ¢ |
| OCC. GROUP | SQ. FT. # | ¢ |
| SERVICE | AMPS # | |
| NO. UNITS | TEMP. POWER | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | |
| HEATING M/BTU | A/C M/BTU | |
| OTHER 60M BTU + 3 Ton A/C | | 15 [illegible] |
| PERMIT FEE # | | 10 — |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | 25 [illegible] |
| GRADING FEES | | |
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| 793 | TOTAL ALL FEES (PAY THIS AMOUNT) | 25 [illegible] |

PERMIT NO. _____ DATE 8 19 82

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS, STEEL | | |
| REINF. | | |
| CONC. | | |
| UNDERSLAB | | |
| PLUMBING | | |
| ELECTRIC | | |
| MECHANICAL | 11/16/82 | CS |
| GAS | | |
| ROOFING | | |
| LATH | | |
| | | |
| | | |
|

TRACT # _____

LOT # _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 Bon Vivant (Space only)

OWNER Tri Pacific

MAILING ADDRESS 1930 Bon Vivant

CITY Ontario | ZIP | TEL.

CONTRACTOR Anderson Plumbing

ADDRESS 13250 Monte Vista

CITY Chino | ZIP 91710 | TEL. 628 6055

STATE LIC. & CLASSIF. 398515-C36-445 | CITY LIC. NO. 20-322

ARCH., ENGR.,

DESIGNER

ADDRESS | TEL.

CITY | ZIP | STATE LIC. NO.

INTENDED PERMIT USE: Space #11 only - 2 Restrooms

SQ. FT. SIZE | NO. STORIES | NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Jane A Bonner DATE 7-7-82

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code)

Policy No. _____ Company _____

☐ Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

**VALIDATION**

When property validated on this space, this form constitutes a permit to do the work described thereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

PERMIT # 28390

| | ACCOUNT # |
|---|---|
| PLAN CHECK # | 01-32101 |
| PARK & REC. ACQUISITION FEE # | 01-32101 |
| EARTHQUAKE FEE # | 07-31901 |
| SEWER CAPITAL ASSESSMENT FEE # 5000 EA. | 01-315-115 |
| SEWER ASSESSMENT FEE # 578 EA. | 01-37210 |
| TOTAL | 01-37211 |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 2 | DRINK, FOUNTAINS | |
| LAVATORIES | 2 | URINALS | |
| SINKS | 1 | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 5 @ $ 4 ea | 20 | 00 |
| WATER HEATERS 1 | 5 | 00 |
| WATER ☒ GAS ☒ PIPING @ 2 ea | 4 | 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | 10 | 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. # | | |
| OCC. GROUP SQ. FT. # | | |
| SERVICE AMPS # | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS 28783 | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | | |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | | |
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE # | | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | |
| **GRADING FEES** | | |
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| **TOTAL ALL FEES (PAY THIS AMOUNT)** | 39 | 00 |

PERMIT NO. _____ DATE 7-8-82

APPLICATION ONLY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| UNDERGROUND PLUMBING | 7/14/82 | CS |
| ELECTRIC | | |
| MECHANICAL | | |
| CONCRETE IRONDELINER | | |
| ROOF SHEATHING | | |
| FLOOR SLAB | | |
| ROUGH PLUMBING | 8-18-82 | RCB |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| INSULATION | | |
| DRYWALL NAILING | | |
| LATH | | |
| PLASTER | | |
| FIREPLACE | | |
| SHOWER PANS | | |
| FOUNDATION | | |
| WATER | | |
| FINAL | | |
| BEAM | | |
| POOL | | |
| PLUMBING FINAL | | |
| GAS | | |
| ELECTRIC | | |
| ROOF | | |
| DRIVEWAY | | |
| SEWER LINE FINAL | 11/16/82 | CS |
| FINAL | 1-21-83 | RCB |
| PLANS | | |
| OTHER DEPARTMENT REQUIREMENTS | 5-5-83 | CS |
| PLUMBING | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____

LOT # _____

PC # | VAR # | DAB/FILE #

BUILDING ADDRESS 1914 Bon view Ave

OWNER Tel-Pacific Development

MAILING ADDRESS Same

CITY Ontario | ZIP 91761 | TEL 947-5088

CONTRACTOR Bob Welch Electric

ADDRESS 14423 Leffingwell Rd

CITY Whittier | ZIP 90604 | TEL 213 946-4487

STATE LIC & CLASS C-10 440 | CITY LIC NO OC

ARCH. / ENGR. / DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC. NO.

INTENDED USE alter.

SQ. FT. / SIZE | NO STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Signature 1-17-85 DATE

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B & P C for this reason: _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3700 Labor Code)

Policy No. 50417 Company Hanover 4-1-85

X Copy is filed with the City. Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 1-17-85 Date

Mailing Address _____

City, State, Zip _____

**VALUATION**

All work must be valued in this space. This form constitutes a permit to do the work described hereon. The permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | |
| PLAN CHECK @ | | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | | 07-37001 | |
| EARTHQUAKE FEE @ | | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | |

| ELECTRICAL FEES | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | 13 | | 6 50 |
| LIGHTING FIXTURES | 11 | | 5 50 |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| SERVICE 100 AMPS 1Φ w/sub panel | | | 12 50 |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | | 10 00 |
| TOTAL ELECTRICAL FEES | | ACCT. #01-32103 | 34 50 |

| MECH. FEES | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C M/BTU | |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | | ACCT. #01-32104 | |

| | | | |
|---|---|---|---|
| GRADING FEES | | CITY OF ONTARIO | |
| CUBIC YARDS | | TOTAL | 34 50 |
| TOTAL GRADING FEES | | ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 34 50

PERMIT NO. _____ DATE 1-17-85

APPLICATION ONLY

J.C

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 1-17-85 | Burke |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 1-18-85 | (GA) |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME INITIAL

**REMARKS**

**SEWER DIAGRAM**

TRACT # _____ TRACT _____

LOT # _____ LOT _____

PC # _____ VAR # _____ DWG/FILE # N/A

BUILDING ADDRESS 1914 Bon View

OWNER Zero Assoc.

MAILING ADDRESS 777 Front St

CITY Burbank ZIP — TEL 846-4491

CONTRACTOR Smith HVAC

ADDRESS PO Box 924

CITY Upland ZIP 91786 TEL 981-1243

STATE LIC & CLASS# 396406 CITY LIC NO. _____

ARCH ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO. _____

INTENDED PERMIT USE Mech Unit On Roof

SQ. FT. SIZE _____ NO. STORIES _____ NO. OF UNITS _____

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Patricia Smith 1-14-85

SIGNATURE DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 630719 Company State Fund 1-1-86

X Copy is filed with the City ☐ Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Patricia Smith 1-14-85

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | |
| PLAN CHECK @ | | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

**PLUMBING FEES**

| | | | | |
|---|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | | |
| WATER HEATERS/POOL • SPA HEATER | | | | |
| WATER ☐ GAS ☐ PIPING | | | | 2 — |
| SOLAR COLLECTORS/TANKS | | | | |
| PERMIT FEES @ | | | | 10 — |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | | 12 — |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | | |
| PERMIT FEES @ | | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | | | |
|---|---|---|---|---|
| SWITCHES, RECEPTACLES | | | | |
| LIGHTING FIXTURES | | | | |
| APPLIANCE OUTLETS | | | | |
| OCC. GROUP | SQ. FT. | @ | ¢ | |
| OCC. GROUP | SQ. FT. | @ | ¢ | |
| SERVICE | AMPS | @ | | |
| NO. UNITS | TEMP. POWER | | | |
| NO. MOTORS For FAU | | | | 2 — |
| SWIMMING POOL/SPA ELECTRIC | | | | |
| PERMIT FEE @ | | | | 10 — |
| TOTAL ELECTRICAL FEES | | ACCT. #01-32103 | | 12 |

**MECHANICAL FEES**

| | | | | |
|---|---|---|---|---|
| HEATING 60 M/BTU | 3 T A/C | M/BTU | | 12 — |
| OTHER | | | | |
| PERMIT FEE @ | | | | 10 — |
| TOTAL MECHANICAL FEES | | ACCT. #01-32104 | | 22 — |

**GRADING FEES**

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 46 —

PERMIT NO. 11360 DATE 1-14-85

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | 1/30/85 | C Seay |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | 1/30/85 | C Seay |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | 1/30/85 | C Seay |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | 1-30-85 | Finance |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

PERMIT APPLICATION ☐ BUILDING ☐ PLUMBING ☐ ELECTRICAL ☐ MECHANICAL ☐ GRADING

JOB ADDRESS 1714 Bon View

LOT _____ TRACT _____

## FOR APPLICANT (Print or Type)

OWNER [illegible] Construction

MAILING ADDRESS [illegible] View

CITY [illegible] ZIP 91761 PHONE 984-2623

ARCHITECT/ENGR _____ PHONE _____

ADDRESS _____

CONTRACTOR Y Smith PHONE _____

ADDRESS _____

LENDER _____ PHONE _____

ADDRESS _____

### DESCRIPTION OF WORK

[illegible] Pool Pole.

NO. STORIES _____ NO DWG UNITS _____

NO EXIST BLDGS _____ PERCENT COVER _____

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

[illegible] Exp Date _____

I hereby affirm that I am the following Contr Lic No 390146 B

I [illegible] am exempt from Sec 7031.5 of the Business & Professional Code ☐ Contractors License Law under the following section _____ Minor Work Under $[illegible] Sec 7048 ☐ Owner working for Wages Only Sec 7053 ☐

I hereby affirm that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation laws of California.

I hereby acknowledge and state that the information I have provided is correct and that I will comply with all City Ordinances and State Laws regulating building construction.

Signature [illegible] Date 11-15-79

## BUILDING PERMIT FEES

| | SIZE SQ FT | VALUATION |
|---|---|---|
| POOL | | |
| | | |
| | | |
| TOTAL VALUATION | | |

ACCOUNT #

[illegible] @ [illegible] 1225

[illegible] @ [illegible] 1226

[illegible] ACQUISITION FEE @ [illegible] 26 1119

[illegible] FEE @ [illegible] 22031

TOTAL BUILDING PERMIT FEE $ _____

### VALIDATION

[illegible] this space, this form constitutes a permit to do the work described [illegible] expire if work is not started within 120 days or if work is abandoned [illegible]

## FOR OFFICE USE ONLY

CUP # _____ VAR # _____ SITE PLAN FILE # _____

YARDS FRONT _____ L. SIDE _____ R. SIDE _____ REAR _____

USE ZONE _____ FIRE ZONE _____ CONST TYPE _____ OCC GROUP _____

SEWER LOC _____ FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED _____

### PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES _____ @ $ _____

WATER ☐ GAS ☐ PIPING _____

WATER SOFTENERS _____

SWIMMING POOL PLBG _____

CONNECTION CHARGE PAID ON REC # _____

HOUSE SEWER @ _____

PRIVATE SEWER SYSTEM _____

CESSPOOL _____ SEPTIC TANK _____ SEP. PIT _____

PERMIT FEE @ _____

HOUSE SEWER & SANITATION FEES [illegible] ACC # 1229 _____

TOTAL PLUMBING FEES [illegible] ACC # 1229 _____

### ELECTRICAL FEES

| | | | |
|---|---|---|---|
| OCC GROUP | SQ FT | @ | ¢ |
| OCC GROUP | SQ FT | @ | ¢ |
| SERVICE | AMPS | | |
| NO UNITS | 1 | TEMP POWER | 5 — |
| NO MOTORS | | | |
| SWIMMING POOL ELECTRIC | | | |
| PERMIT FEE | @ | | 5 — |
| TOTAL ELECTRICAL FEES | | ACC # 1227 | 10 — |

### MECHANICAL FEES

HEATING _____

SWIMMING POOL HTG _____ M BTU

AIR COND _____

OTHER _____

PERMIT FEE @ _____

TOTAL MECHANICAL FEES ACC # 1228 _____

### GRADING FEES

CUBIC YARDS _____

TOTAL GRADING FEES [illegible] ACC # 1231 _____

ENTER BUILDING PERMIT FEE HERE $ _____

BUSINESS LICENSE [illegible] ACC # 1117 _____

1101 **TOTAL ALL FEES (PAY THIS AMOUNT)** $ 10 —

PERMIT NO _____ DATE _____

INSPECTOR'S COPY

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | | | |
| U. GND PLUMBING | | | |
| U. GND ELECT. | | | |
| U. GND MECH. | | | |
| [illegible]/BOND. | | | |
| [illegible]ADE | | | |
| [illegible] FLOOR SLAB | | | |
| [illegible] PLUMBING | | | |
| [illegible] ELECTRIC | | | |
| [illegible] MECHANICAL | | | |
| [illegible] FRAMING | | | |
| [illegible] SHEATHING | | | |
| [illegible] PANELS | | | |
| [illegible] STRUCTURAL STEEL | | | |
| [illegible] INSPECTIONS | | | |
| [illegible] CONSERVATION | | | |
| [illegible] RETAINING WALLS | | | |
| [illegible] ROOFING | | | |
| [illegible] LATH OUT | | | |
| [illegible] PLACE THROUGH | | | |
| [illegible] PLACE BOND BEAM | | | |
| [illegible] PLACE TOP OUT | | | |
| [illegible] MONEY BOND BEAM | | | |
| LATH EXTERIOR | | | |
| LATH INTERIOR | | | |
| [illegible] WALL NAIL | | | |
| | | | |
| [illegible] OVEN | | | |
| [illegible] HOOD | | | |
| [illegible] RANGE | | | |
| [illegible] SWIMMING POOL | | | |
| [illegible] | | | |
| [illegible] | | | |
| Temp Power | 12-26-79 | Rmf | |
| [illegible] | | | |
| — | 12-26-79 | RW | |
| | | | |
| | | | |

MISCELLANEOUS REQUIREMENTS

SEWER DIAGRAM

TRACT # _____

LOT # _____

PC # _____ VAR # _____ DWG/FILE # 4/12

BUILDING ADDRESS 1914 BON VIEW AVE #2

OWNER D. CANNONE

MAILING ADDRESS 1914 Bon View Ave #2

CITY ONTARIO | ZIP 91761 | TEL 947-5737

CONTRACTOR

ADDRESS

CITY | ZIP | TEL

STATE LIC & CLASSIF | CITY LIC. NO

ARCH., ENGR., DESIGNER

ADDRESS | TEL.

CITY | ZIP | STATE LIC. NO.

INTENDED PERMIT USE Meter Reset

SQ. FT. SIZE — | NO. STORIES — | NO. DW UNITS —

RESIDENTIAL ☐ NEW ☐ ADD ☐ | COMMERICAL ☐ ALTER ☐ | INDUSTRIAL ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and that my license is in full force and effect

SIGNATURE _____ 11-14-85 DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the Building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for the reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I have and shall maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Copy certified and filed with the City _____. Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

I certify that this permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I AM THE APPLICANT. If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature (Applicant or Agent) _____ Date 11-14-85

Mailing Address _____

City, State, Zip _____

**VALUATION**

When property is located in a flood hazard area, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

| OCC./TYPE CONST. | SQ. FT. | VAL. ($/SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | |
| PLAN CHECK @ | | 01-38106 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | | | | |
|---|---|---|---|---|---|
| SWITCHES, RECEPTACLES | | | | | |
| LIGHTING FIXTURES | | | | | |
| APPLIANCE OUTLETS | | | | | |
| OCC. GROUP | SQ. FT. | @ | ¢ | | |
| OCC. GROUP | SQ. FT. | @ | ¢ | | |
| SERVICE 1 | AMPS 100 | @ | 10.50 | 10 | 50 |
| NO. UNITS | TEMP. POWER | | | | |
| NO. MOTORS | | | | | |
| SWIMMING POOL/SPA ELECTRIC | | | | | |
| PERMIT FEE @ | | | | 10 | 00 |
| TOTAL ELECTRICAL FEES | | | ACCT. #01-32103 | 02 | 50 |

**MECHANICAL FEES**

| | | | | | |
|---|---|---|---|---|---|
| HEATING | M/BTU | A/C | M/BTU | | |
| OTHER | | | | | |
| PERMIT FEE @ | | | | | |
| TOTAL MECHANICAL FEES | | | ACCT. #01-32104 | | |

**GRADING FEES**

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | | ACCT. #01-32108 | |
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) 02 50

45721

PERMIT NO. _____ DATE 11/14/85

APPLICATION ONLY

835

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG /SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 11-15-83 | BK Mori |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | 11-15-85 | (HM) |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

## CITY OF ONTARIO

**REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE**

TO: [redacted] BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

**NAME OF BUSINESS:** Pietro Custom Cabinets **PHONE:**

**ADDRESS:** 1214 S. Bon View #5 - Ontario 91761

**CLASSIFICATION OR TYPE OF BUSINESS:** Cabinet Shop

**OWNER'S NAME:** Mark Pietro **ADDRESS:** 5[illegible] Anderson
Ontario 9[illegible]
**PHONE:** 9[illegible]

**OTHER NAME:** **ADDRESS:**

**PHONE:**

==========

For Information re: description of business activities to [illegible] these locations, the approximate number of employees, [illegible] other aspects of operation, see Special [illegible] or speak with [illegible]

**DATE:** [illegible] **LICENSE DIVISION**

**BY:** LME

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX ) FIRE DEPT-FIRE PREV. BUREAU
( XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business FORMAL APPAIRS Phone 947-9396

Address 1930 S BON VIEW STE 15

Classification or type of business PARTY EQUIPMENT RENTAL

Name of JAMES F MC GARRY (owner) Address 12864 RAINTREE CT CHINO, CA Phone 714 691-6759

or
Name of (manager) Address Phone

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX) FIRE DEPT-FIRE PREV. BUREAU
( XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business JAVCAN MFG. Phone 947-3737

Address 1914 S BON VIEW #

Classification or type of business MACHINE SHOP

Name of JAMES CANNONE (owner) Address [illegible] Phone 818 331 0484

or 126 E CENTER APT C COVINA, CA

Name of (manager) Address Phone

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ALL SEASONS LANDSCAPE COMPANY Phone _____

Address 1914 S BON VIEW AVE # 1

Classification or type of business LANDSCAPING

Name of STEPHEN W GIRARD (owner) Address _____ Phone _____

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ODDI CONSTRUCTION Phone 9478577

Address 1914 N. BON VIEW STE 9

Classification or type of business [redacted]

Name of ALBERT J ODDI (owner) Address _____ Phone _____

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CUP # VAR # SITE PLAN FILE # 2197-5

BUILDING # 1990 REAR

ADDRESS 1914 S. BAKER AVE

OWNER BAN VIEW INDUSTRIAL PARK LTD. & TM-PACIFIC DEVELOPMENT INC.

MAILING ADDRESS 2110 S. HACIENDA BL.

CITY HACIENDA HEIGHTS ZIP 91745 TEL. (213) 961-6800

CONTRACTOR TM-PACIFIC DEVELOPMENT INC.

ADDRESS 2110 S. HACIENDA BL.

CITY HACIENDA HEIGHTS ZIP 91745 TEL. (213) 961-6800

STATE LIC. & CLASSIF. 395652 B-1 CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-PACIFIC DEVELOPMENT INC.

ADDRESS 2110 S. HACIENDA BL. TEL.

CITY HACIENDA HEIGHTS ZIP 91745 STATE LIC. NO. 395652

INTENDED PERMIT USE: ON SITE SEWER CONST.

6 LATERALS & 1 MAIN

| SQ. FT. SIZE | NO. STORIES | NO. DW. UNITS |
|---|---|---|

NEW ☒ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE TM-PACIFIC DEVELOPMENT, INC. DATE 8/10/81

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & P.C. for the reason

Date Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code.)

Policy No. Company

☐ Copy is filed with the city ☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name METRO BANK

Lender's Address 10C WESTWOOD BLVD. L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 8/10/81

Mailing Address 2110 S. HACIENDA BL.

City, State, Zip HACIENDA HEIGHTS CA. 91745

**VALIDATION**

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 120 days.

REC. GROSS SQ. FT. VALUATION 1-4 15-20

TOTAL VALUATION

ACCOUNT #

| | | | |
|---|---|---|---|
| PERMIT # | 01-32101 | 01-3121 | |
| PLAN CHECK # | 01-36105 | 01-3607 | |
| PARK & REC. AQUISITION FEE | 01-31901 | 26-3016 | |
| EARTHQUAKE FEE | 01-215-116 | 01-220.31 | |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |
| TOTAL FIXTURES | # 8 | | |
| WATER ☐ GAS ☐ PIPING | | | |
| WATER SOFTENERS | | | |
| PERMIT FEE # | | | |
| TOTAL PLUMBING FEES | 01-32102 ACCT # 01-3122 | | |
| HOUSE SEWER # | 01-32105 | | 90 |
| PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK | 10 |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. # 01-3125 | | |
| OCC. GROUP | SQ. FT. # | ¢ | |
| OCC. GROUP | SQ. FT. # | ¢ | |
| SERVICE | AMPS # | | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL ELECTRIC | | | |
| PERMIT FEE # | | | |
| TOTAL ELECTRICAL FEES | 01-32103 ACCT. # 01-3123 | | |
| HEATING | | | |
| SWIMMING POOL HTG. | M/BTU | | |
| AIR COND. | | | |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES | 01-32104 ACCT. # 01-3124 | | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | 01-32106 ACCT. # 01-3126 |
| SEWER ASSESSMENT FEES PAID | YES NO |
| AVIGATION AGREEMENT REQUIRED | |

21098 **TOTAL ALL FEES (PAY THIS AMOUNT)**

PERMIT NO. DATE 8/10/81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | | | |
| U. GRND PLUMBING | | | |
| U. GRND ELECT | | | |
| U. GRND MECH. | | | |
| POOL STEEL/BOND | | | |
| | | | |
| SLAB GRADE | | | |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | | | |
| ROUGH ELECTRIC | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | | | |
| ROOF SHEATHING | | | |
| SHEAR PANELS | | | |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| PLBG TOP OUT | | | |
| FIREPLACE - THROAT | | | |
| FIREPLACE - BOND BEAM | | | |
| FIREPLACE - TOP OUT | | | |
| MASONRY BOND BEAM | | | |
| LATH - EXTERIOR | | | |
| LATH - INTERIOR | | | |
| DRY WALL NAIL | | | |
| | | | |
| SEWER | 9/25/81 | B Ofsai | |
| GAS TEST | | | |
| POOL FENCE | | | |
| OK TO PLASTER POOL | | | |
| P TRAP | | | |
| FINAL PLUMBING | 1-21-83 | B | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | | | |
| EDISON CO. CALLED | | | |
| GAS CO. CALLED | | | |
| | | | |
| **MISCELLANEOUS REQUIREMENTS** | | | |
| ENGINEERING | | | |
| TRASH BINS | | | |
| D A B REQ | | | |
| SITE PLAN | | | |
| VARIANCE | | | |
| C U P | | | |

**SEWER DIAGRAM**

CUP# VAR# R-1-B SITE PLAN#

BUILDING ADDRESS 1914 Bon View

OWNER Bon View Acquisition Assoc LLC

MAILING ADDRESS 2110 S. Hacienda Blvd

CITY Hacienda Heights ZIP 91745 TEL. 626-961-6

CONTRACTOR Tri-Pacific Development Inc

ADDRESS 2110 Hacienda Blvd

CITY Hacienda Heights ZIP 91745 TEL. 626-961-6

STATE LIC. & CLASS B-1 398652 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: Light Industrial

Two Story

SQ. FT. SIZE 21,000 sf NO. STORIES 1 NO. DW. UNITS 0

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE 7-29-87 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. B & PC for this reason

Date Owner

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. X Company State Farm

X Copy is filed with the city ☐ Certified copy is hereby furnished CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civ. Code)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 7-29-87

Mailing Address 2110 Hacienda Blvd

City, State, Zip Hacienda Heights, Ca 91745

VALUATION

When property valuation in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

OCC. GROUP SIZE OR FT.

TOTAL VALUATION 134,000

XX1552

ACCOUNT #

| | | | |
|---|---|---|---|
| PERMIT | 01-32101 | 01-3121 | 1155 50 |
| PLAN CHECK | 01-36105 | 01-3607 | |
| PARK & REC. AQUISITION FEE | 01-81901 | 36-3016 | |
| EARTHQUAKE FEE | 01-215-116 | 01-220.31 | 27 19 |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK, FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE 24906

TOTAL PLUMBING FEES 01-32102 ACCT #01-3122

HOUSE SEWER 01-32105 24998

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

OCC. GROUP SQ. FT. @ $

OCC. GROUP SQ. FT. @ $

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25953

PERMIT FEE @

TOTAL ELECTRICAL FEES 01-32103 ACCT. # 01-3123

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND. 25915

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES 01-32104 ACCT. # 01-3124

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

TOTAL ALL FEES (PAY THIS AMOUNT)

PERMIT NO. 21756 DATE 29 JULY 87

WPM

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS | 5-6-81 | RHH |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND. | | |
| | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONRY BOND BEAM | 9/9/81 | CS |
| LATH - EXTERIOR | 10-22-81 | KEA |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 10-22-81 | KEA |
| | | |
| SEWER | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | 1-21-82 | BD |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |
| | | |

[redacted]

West slab South Bldg OK 9/17/81 CS
Slab North Bldg 9/18/81 CS
Comm. Tubs Complete 2 OK
11-10-81

**SEWER DIAGRAM**

**MISCELLANEOUS REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | 3-30-13 | |
| TRASH BINS | 5/4/83 | |
| LAB REQ. | 11-23-82 | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

JOB ADDRESS [illegible]

LOT _____ TRACT _____

**FOR APPLICANT TO FILL IN**

OWNER Mammoth Cal

MAILING ADDRESS 703 Forest

CITY Oak PHONE 934 2613

ARCHITECT/ENGR _____ PHONE _____

ADDRESS _____

CONTRACTOR Sam PHONE _____

ADDRESS _____

LENDER _____ PHONE _____

ADDRESS _____

**DESCRIPTION OF WORK**

[illegible]

600 NO STORIES 1 NO. DWG UNITS

NO EXIST BLDGS _____ PERCENT COVER _____

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

Permit No. 91-01634 Exp Date 3 4 92

I hereby affirm that I am exempt from Sec. 7031.5 of the Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I hereby affirm that I am exempt from Sec. 7031.5 of the Business & Professions Code for the following reason: Minor Work under $500 Sec. 7048 Owner Working for Wages Only Sec. 7044

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

I hereby acknowledge and certify that the information I have provided is correct and agree to comply with all City Ordinances and State Laws relating to building construction.

Signature [illegible] Date 8 6 19

**BUILDING PERMIT FEES**

| | SIZE SQ FT | VALUATION | |
|---|---|---|---|
| | | [illegible] | |
| TOTAL VALUATION | | [illegible] | |
| ACCOUNT # | | | |
| PLAN CHECK FEE | 1225 | | 4M 50 |
| OTHER Other From Permit Records | | | 106 92 |
| PLAN CHECK ACQUISITION FEE | | 26 1119 | |
| PLAN CHECK FEE | | 220 51 | 14 82 |
| TOTAL BUILDING PERMIT FEE | | | $ 533.64 |

VALUATION

Upon the issuance of this permit, the applicant is permitted to do the work described in this application. If the work is not started within 180 days of issuance or if work is abandoned for 180 days after work is commenced, this permit becomes null and void.

[signature]

**FOR OFFICE USE ONLY**

CUP # _____ VAR # _____ SITE PLAN FILE # _____

YARDS-FRONT 35 L. SIDE 4Y R. SIDE _____ REAR _____

USE ZONE _____ FIRE ZONE 3 CONST TYPE VN OCC GROUP R-3

SEWER LOC _____ FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED 2

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |
| | | | |

TOTAL FIXTURES _____ @ $ _____

WATER ☐ GAS ☐ PIPING _____

WATER SOFTENERS _____

SWIMMING POOL PLBG _____

CONNECTION CHARGE PAID ON REC # _____

HOUSE SEWER @ _____

PRIVATE SEWER SYSTEM _____

CESSPOOL _____ SEPTIC TANK _____ SEP. PIT _____

PERMIT FEE @ _____

HOUSE SEWER & SANITATION FEES ACC # 1229 _____

TOTAL PLUMBING FEES ACC # 1226 _____

**ELECTRICAL FEES**

OCC GROUP _____ SQ FT _____ @ _____ ¢ _____

OCC GROUP _____ SQ FT _____ @ _____ ¢ _____

SERVICE _____ AMPS _____ @ _____

NO. UNITS _____ TEMP. POWER _____

NO. MOTORS _____

SWIMMING POOL ELECTRIC _____

PERMIT FEE @ _____

TOTAL ELECTRICAL FEES ACC # 2.7 _____

**MECHANICAL FEES**

HEATING _____

SWIMMING POOL HTG _____ M BTU _____

AIR COND _____

OTHER _____

PERMIT FEE @ _____

TOTAL MECHANICAL FEES ACC # 1228 _____

**GRADING FEES**

CUBIC YARDS _____

TOTAL GRADING FEES ACC # 1231 _____

ENTER BUILDING PERMIT FEE HERE $ 533 65

BUSINESS LICENSE ACC # 1117 _____

91-189

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 533 65

PERMIT NO _____ DATE 8 6 19 Check

INSPECTOR'S COPY

| TYPES OF INSPECTION | DATE | INITIAL |
|---|---|---|
| SETB[illegible] | | |
| FOO[illegible] | 9/27/79 | CSF |
| U[illegible] PLUMBING | 9/28/79 | CSF |
| U[illegible] | 9/28/79 | CSF |
| U[illegible] | | |
| [illegible] BOND BEAM | 10/4/79 | CSF |
| | 9/29/79 | CSF |
| [illegible] AB | | |
| [illegible] READING | | |
| [illegible] ELECTRIC | | |
| [illegible] MECHANICAL | | |
| [illegible] FRAMING | | |
| [illegible] ING | | |
| [illegible] SHEATHING | | |
| [illegible] WHEELS | | |
| [illegible] W. STEEL | | |
| [illegible] | | |
| [illegible] VERIFICATION | | |
| [illegible] OF CONCRETE WALLS | | |
| [illegible] ING | | |
| [illegible] OUT | | |
| [illegible] E THROAT | | |
| [illegible] BOND BEAM | | |
| [illegible] TOP OUT | | |
| [illegible] ND BEAM | | |
| [illegible] EXTERIOR | | |
| [illegible] INTERIOR | | |
| [illegible] GALVANIZED NAIL | | |
| [illegible] | | |
| [illegible] | | |
| [illegible]

PERMIT APPLICATION

JOB ADDRESS 1964 [illegible]

LOT TRACT

FOR APPLICANT [illegible]

OWNER [illegible]

MAILING ADDRESS 1703 S [illegible]

CITY [illegible] ZIP [illegible] PHONE [illegible]

ARCHITECT/ENGR. PHONE

ADDRESS

CONTRACTOR [illegible] PHONE

ADDRESS [illegible]

LENDER PHONE

ADDRESS

DESCRIPTION OF WORK

SIZE SQ FT | NO STORIES | NO. DWG UNITS

LOT SIZE | NO. EXIST BLDGS | PERCENT COVER

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

Exp. Date

I hereby certify that I am exempt from Sec. 7031.5 of the Business & Professional Code, which requires every Contractors License Law under the following section

Sec. 7044 Minor Work Under $100 Sec. 7048 or

Owner working for Owners Only Sec. 7031

I hereby certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

I hereby acknowledge and state that the information I have provided is correct and agree to comply with all City Ordinances and State Laws Regulating building construction.

Date

BUILDING PERMIT FEES

| | SIZE (SQ FT) | VALUATION |
|---|---|---|
| | | |
| | | |
| TOTAL VALUATION | | |

| | | ACCOUNT # |
|---|---|---|
| | | 1125 |
| | | 1670 |
| ADMINISTRATION FEE | | [illegible] |
| STRONG MOTION FEE | | 220.31 |

TOTAL BUILDING PERMIT FEE $

VALIDATION

This permit is validated in this space. This form constitutes a permit to do the work described above. This permit will expire if work is not started within 120 days or if work is abandoned for 180 days.

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC. GROUP

SEWER LOC. FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES @ $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

SWIMMING POOL PLBG

CONNECTION CHARGE PAID ON REC #

HOUSE SEWER @

PRIVATE SEWER SYSTEM

CESSPOOL [illegible] SEPTIC TANK SEP PIT 2

PERMIT FEE @ 5

HOUSE SEWER & SANITATION FEES ACC # 1229

TOTAL PLUMBING FEES ACC # 1226 7 50

ELECTRICAL FEES

| | | | |
|---|---|---|---|
| OCC GROUP | SQ FT | @ | ¢ |
| OCC GROUP | SQ FT | @ | ¢ |
| SERVICE | AMPS | @ | |
| NO UNITS | | TEMP POWER | |
| NO MOTORS | | | |
| SWIMMING POOL ELECTRIC | | | |
| PERMIT FEE | @ | | |
| TOTAL ELECTRICAL FEES | | ACC # 1227 | |

MECHANICAL FEES

| | | |
|---|---|---|
| HEATING | | |
| SWIMMING POOL HTG | M BTU | |
| AIR COND | | |
| OTHER | | |
| PERMIT FEE | @ | |
| TOTAL MECHANICAL FEES | ACC # 1228 | |

GRADING FEES

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACC # 1231 |
| ENTER BUILDING PERMIT FEE HERE | $ |
| BUSINESS LICENSE | ACC # 1117 |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 5 50

PERMIT NO. 3224 1891 DATE 1/13/71

INSPECTOR'S COPY

848

| TYPE OF INSPECTION | DATE | INSPECTO |
|---|---|---|
| SETBACKS | | |
| FOOTINGS | | |
| U GRND PLUMBING | | |
| U GRND ELECT | | |
| U GRND MECH. | | |
| STEEL/BOND. | | |
| | | |
| SLAB GRADE | | |
| TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| EXTERIOR FRAMING | | |
| FRAMING | | |
| SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| | | |
| OBSERVATION | | |
| | | |
| | | |
| | | |
| | | |
| TOP OUT | | |
| BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| | | |
| SEWER (2) Clean Out Final | 10/19/08 | CJ |
| TEST | | |
| FENCE | | |
| POOL/SPA POOL | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**MISCELLANEOUS REQUIREMENTS**

| | | |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**SEWER DIAGRAM**

PERMIT APPLICATION

JOB ADDRESS 1914 [illegible]

LOT TRACT

FOR APPLICANT Use of Typewriter

OWNER Ka Wilson

MAILING ADDRESS 1914 [illegible]

CITY Ontario PHONE

ARCHITECT/ENGR PHONE

ADDRESS

CONTRACTOR [illegible] PHONE 985-3[illegible]

ADDRESS 6733 [illegible] Ontario

ENGR [illegible] PHONE

ADDRESS

DESCRIPTION OF WORK

NO STORIES NO DWG UNITS

NO EXIST BLDGS PERCENT COVER

ADD ☐ ALTER ☐ REPAIR ☐ CONVERT ☐

[illegible] Sq Ft

[illegible] x C-32 x 77.29

[illegible] is in full force and effect.

[illegible] is exempt from Sec 7031.5 of the Business & Professions Code

[illegible] is subject to Contractor's License Law under the following section

[illegible] Minor Work Limited to $ Sec 7048 or

Owner-Builder for Work Only Sec 7051

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and that my license is in full force and effect.

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

I am exempt under Sec. _____ Business and Professions Code for this reason

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workmen's Compensation Insurance, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that I have read this application and state that the information I have provided is correct and agree to comply with all City Ordinances and State Laws Relating to building construction.

X Wilson Ka Date 8/20/79

BUILDING PERMIT FEES

| OCC GROUP | SIZE SQ FT | VALUATION |
|---|---|---|
| | | |
| | | |
| TOTAL VALUATION | | |

| ACCOUNT # | |
|---|---|
| 1225 | |
| 1675 | |
| ADOPTION FEE 1119 | |
| ARB FEE 220.31 | |

TOTAL BUILDING PERMIT FEE $

VALIDATION

This permit is validated in this space. This form constitutes a permit to do the work described [illegible] If work is not started within 120 days or if work is abandoned [illegible] days.

L.M.Q

FOR OFFICE USE ONLY

CUP # VAR # SITE PLAN FILE #

YARDS-FRONT L. SIDE R. SIDE REAR

USE ZONE FIRE ZONE CONST TYPE OCC GROUP

SEWER LOC FRONT ☐ REAR ☐

NO. PARKING SPACES REQUIRED

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 4 | DRINK FOUNTAINS | |
| LAVATORIES | 4 | URINALS | |
| SINKS | 2 | INTERCEPTORS | |
| WATER HEATERS | 2 | | |
| TOTAL FIXTURES | 12 | @ $ 200 EA | 24 00 |
| WATER ☐ X | GAS ☐ X | PIPING [illegible] | 40 |
| WATER SOFTENERS | | | |
| SWIMMING POOL PLBG | | | |
| CONNECTION CHARGE PAID ON REC # | | | |
| HOUSE SEWER @ | | | |
| PRIVATE SEWER SYSTEM | | | |
| CESSPOOL SEPTIC TANK SEP PIT | | | |
| PERMIT FEE @ | | | 500 |
| HOUSE SEWER & SANITATION FEES | | ACC # 1229 | |
| TOTAL PLUMBING FEES | | ACC # 1226 | 33 00 |

ELECTRICAL FEES

| | | | |
|---|---|---|---|
| OCC GROUP | SQ FT @ | ¢ | |
| OCC GROUP | SQ FT @ | ¢ | |
| SERVICE | AMPS @ | | |
| NO UNITS | | TEMP POWER | |
| NO. MOTORS | | | |
| SWIMMING POOL ELECTRIC | | | |
| PERMIT FEE @ | | | |
| TOTAL ELECTRICAL FEES | | ACC # 1227 | |

MECHANICAL FEES

| | | |
|---|---|---|
| HEATING | | |
| SWIMMING POOL HTG | M BTU | |
| AIR COND | | |
| OTHER | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES | ACC # 1228 | |

GRADING FEES

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACC # 1231 | |
| ENTER BUILDING PERMIT FEE HERE | | $ |
| BUSINESS LICENSE | ACC # 1117 | 35 00 |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | $ 68 00 |

PERMIT NO. 12745 DATE 8/21/79 CK

INSPECTOR'S COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS | | |
| [illegible] UND PLUMBING | 4/17 | CSF |
| [illegible] UND ELECT. | | |
| [illegible] MECH. | | |
| [illegible] BOND | | |
| [illegible] | | |
| [illegible] SLAB | | |
| [illegible] PLUMBING | | |
| [illegible] ELECTRIC | | |
| [illegible] MECHANICAL | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] PANELS | | |
| [illegible] STEEL | | |
| [illegible] | | |
| [illegible] CONSERVATION | | |
| [illegible] OVER WALLS | | |
| [illegible] COVERING | | |
| [illegible] TOP OUT | | |
| [illegible] THROAT | | |
| [illegible] BOND BEAM | | |
| [illegible] TOP OUT | | |
| MASONRY BOND BEAM | | |
| [illegible] EXTERIOR | | |
| LATH INTERIOR | | |
| [illegible] NAIL | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible]

TRACT # _____ BLK _____

LOT # _____

PC # _____ DIV _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S. Bon View Unit 3

OWNER Nat Shapero / Joseph Cannon

MAILING ADDRESS Same

CITY Ontario ZIP 91761 TEL 947-5598

CONTRACTOR Owner Bldg

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC. & CLASS _____ CITY LIC. NO. _____

ARCHITECT OR ENGINEER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE Gas Line

SQ. FT. — NO. STORIES — NO. DW. UNITS —

RESIDENTIAL ☐ NEW ☐ ADD ☒ ALTER ☐ COMMERCIAL ☐ REPAIR ☐ INDUSTRIAL ☒ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B.&P.C. for this reason _____

Date 3-25-87 Owner X _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

Copy is filed with the City. ☐ Certified copy is hereby furnished.

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

AGENT TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 3-25-87

Signature of Applicant X _____

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. ($/SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-38106 | |
| PARK & REC. ACQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE # $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE # $75 EA. | 28-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | |
| WATER HEATERS/POOL # SPA HEATER | | | |
| WATER ☐ GAS ☒ PIPING | | | 2.00 |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | | 10.00 |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| SERVICE | AMPS @ | | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEES @ | | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | | |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C M/BTU | |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | CITY OF ONTARIO | |
| TOTAL GRADING FEES | ACCT. #01-32 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES $ 12.00

6-0330 (PAY THIS AMOUNT)

PERMIT NO. _____ DATE 3-25-87

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

APPLICATION ONLY

BUILDING DEPARTMENT C 852

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| UNDERGRND PLUMBING | | |
| UNDERGRND ELECT. | | |
| UNDERGRND MECH | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG/SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| POISON CO. CALLED | | |
| GAS CO. CALLED | 4-30-87 | (RR) per letter attached |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

* Call in gas co. with letter
Temp. meter 4/30/87 CG
Do not call for letter
in one

**SEWER DIAGRAM**

LOT # _____ TRACT _____

PC # _____ VAR # _____ BAR/FILE # _____

BUILDING ADDRESS 1914 S. Bonview #9

OWNER TRI PACIFIC Development INC

MAILING ADDRESS 1930 S Bon View Ontario

CITY Ontario ZIP 9176 TEL. 947-5088

CONTRACTOR Oddi Const Co

ADDRESS P O Box 1757

CITY UPLAND ZIP 91786 TEL. 714 946-6977

STATE LIC. & CLASSIF. 350-910(B) CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: Walls Interior 8'

SQ. FT. 479 NO. STORIES 1 NO. DW. UNITS

SIZE 79

RESIDENTIAL ☐ COMMERCIAL ☒ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Albert J Oddi 4-26-83

SIGNATURE DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company Oddi Const Co.

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant X Albert Oddi Date X 4-26-83

Mailing Address X P O Box 1757

City State Zip Upland Calif 91786

OCC. GROUP _____ SQ. FT. _____ VALUATION _____

TOTAL VALUATION 1,42[illegible]

ACCOUNT #

| | | |
|---|---|---|
| PERMIT # | 01-32101 | 25 00 |
| PLAN CHECK # | 01-32105 | 16 25 |
| PARK & REC. AQUISITION FEE # | 01-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | 14 |
| SEWER CAPITAL ASSESSMENT FEE # 1000 EA. | 01-27210 | |
| SEWER ASSESSMENT FEE # 576 EA. | 01-27211 | |
| TOTAL | | [illegible] |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 1 | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 2 @ 400 | 8 | 00 |
| WATER HEATERS | | |
| WATER X GAS ☐ PIPING | 2 | 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | 10 | 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |
| SWITCHES, RECEPTACLES 40 | 16 | 00 |
| LIGHTING FIXTURES 12 | 6 | 00 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. # | | |
| OCC. GROUP SQ. FT. # | | |
| SERVICE AMPS # | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | 10 | 00 |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | | |
| HEATING 35 M/BTU A/C M/BTU | 3 | 00 |
| OTHER | | |
| PERMIT FEE # | 10 | 00 |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | 13 | 00 |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 106 [illegible]

PERMIT NO. 31927 DATE 4-22-83

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| PLUMBING | | |
| SEWER | | |
| BOND/LINER | | |
| | 4-29-83 | B |
| | 4-29-83 | B |
| | 9-13-83 | B |
| FINAL | 9-20-83 | B |

SEWER DIAGRAM

LOT # | BLK | PARCEL # None

BUILDING ADDRESS 1914 So Bonhair # 9

OWNER Bonhair Ind. Alegre

MAILING ADDRESS None

CITY Ontario | ZIP 91761 | TEL. 947-5058

CONTRACTOR owner

ADDRESS

CITY | ZIP | TEL.

STATE LIC. # CLASSIF | CITY LIC. NO.

ARCH. ENGR. DESIGNER

ADDRESS | TEL.

CITY | ZIP | STATE LIC. NO.

INTENDED PERMIT USE service

Inst + Ground set

SQ. FT. SIZE | NO. STORIES | NO. DW UNITS

RESIDENTIAL ☐ NEW ☐ ADD ☒ | COMMERCIAL ☒ ALTER ☐ REPAIR ☐ | INDUSTRIAL ☒ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

X as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. ____ B & P C for this reason ____

9-19-83 Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certificate of exemption from Sec. 3800 Labor Code.)

Policy No. ____ Company ____

Copy to be filed with the City. Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code.)

Lender's Name ____

Lender's Address ____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and State laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 9-19-83

Mailing Address ____

City, State, Zip ____

**VALUATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 180 days.

| DESCRIPTION | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-[illegible] | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK, FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES ____ @ $ ____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ | SEP PIT | SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP ____ SQ. FT ____ @ ____ ¢

OCC. GROUP ____ SQ. FT. ____ @ ____ ¢

SERVICE 100 AMPS @ 12 50

NO. UNITS ____ TEMP. POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEE @ 10 00

TOTAL ELECTRICAL FEES ACCT. #01-32103 22 50

**MECH. FEES**

HEATING ____ M/BTU ____ A/C ____ M/BTU

OTHER

PERMIT FEE @

TOTAL MECHANICAL FEES ACCT. #01-32104

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32[illegible]

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. 4171 DATE 9-19-83

APPLICATION ONLY

dc.

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-20-83 | BD |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-20-83 | CF |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME [redacted] INITIAL

**SEWER DIAGRAM**

858

LOCATION

OWNER

LOT BLOCK TRACT

GROUP TYPE

FIRE ZONE

USE ZONE

| OK DATE | ITEM | CONTRACTOR | PERMIT | |
|---|---|---|---|---|
| | | | DATE ISSUED | NUMBER |
| | BUILDING | | | |
| | FOUNDATION | | | |
| | PLUMBING | | | |
| | SEWER OR C P | | | |
| | WIRING | | | |
| | FIXTURES | | | |
| | PLASTERING | | | |

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(xx ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(xx ) FIRE DEPT-FIRE PREV. BUREAU
(xx ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business ~~ANN~~ AMUSEMENT WORLD Phone 923-1112

Address 1914 S. BON VIEW AVE, UNIT 9, ONTARIO 91761

Classification or type of business Sales & repairs of Coin-Op Machines-Video

Name of Randall Ajax (owner) Address 1414 Lyndhurst Phone 818 336 9489
Hacienda Hts, 91745

or
Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (→) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Popla International, Inc. PHONE:

ADDRESS: 1914 S. Bon View Avenue #'s 6 & 7 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Wholesale food processing

OWNER'S NAME: ADDRESS:

PHONE:

OTHER NAME: Minoru Shinozaki ADDRESS:

PHONE: 714-981-0230

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc. 9-26-90- Occupancy B2

I-31932L SQUARE FOOTAGE: 2,600

Business not yet open. Cancel license

DATE: 6/15/90

LICENSE DIVISION

BY: LME

FORM #28 (6/89) 6-28-90 Not yet open for business.
7-15-90 " " " "
8-20-90 " " " "

**CITY OF ONTARIO**
**CHECK LIST FOR BUSINESS LICENSE**

Date 11-28-89 By CF
Reviewed by _____

Name of Business L & F Amusement

Address 1914 So. Bon View #8

Type of Business Video Games / Vending machines

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? Yes No (Ord. #_____)
(Use _____)

3. Pull permit packet for:

A. Type of previous business license _____

B. Date of most recent license _____

C. Building occupancy type B2

4. Is this a different type of business? (Yes) No

5. Is this a change of ownership only? Yes (No)

6. Will a pre-alteration be required? Yes (No)

7. Occupancy type B2

8. Occupancy size _____

9. Is this business approved in this location (Building)? Yes No

_____

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

**NOTE: This form must accompany all Commercial and Industrial business license applications.**

APPROVED BY _____

APPLICATION FOR

PLUMBING and/or GAS PIPING

Department of Building and Safety

CITY OF ONTARIO

FOR

ADDRESS 1514 S Bon View

OWNER Estate of Woodward

Address

CONTRACTOR W. F. Lawrence

Installed By

## Plumbing Installation

| | | | |
|---|---|---|---|
| Closet | Lavatory | Bath | Shower |
| Sink | L. Tray | Gr. Trap | Sand Trap |

INSPECT: Rough Finish

SEWER CESSPOOL ✓ SEP. TANK

Cast Iron Vitrified Other

SIGNATURE INSPECTOR

## Gas Installation

Meter Service No. Outlets

Water Heater: Type Com. Rad

Furnace Type

Space Heater Refrig. Range

Miscellaneous

INSPECT: Rough Finish

Plumbing Permit No. Fee $

Gas Permit No. Fee $

Sewer Permit No. Fee $

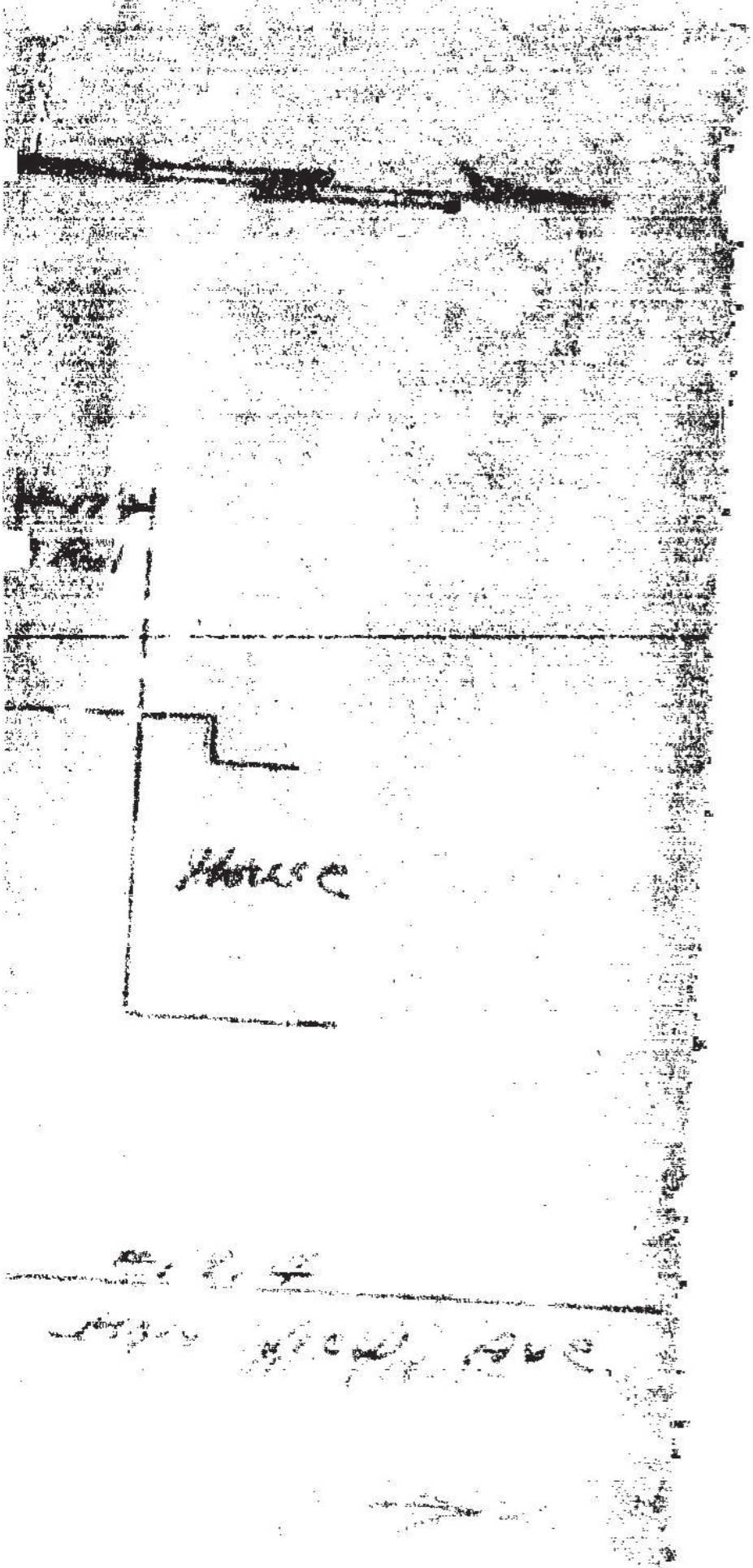
Cesspool Permit No. Fee $ 2.50

Date Issued 194

Signature of CONTRACTOR Walter F. Lawrence

Checked by

Mail to Gas Co.



TEL (714) 8-1181 1050-sft 30

PC # VAR # DAB/FILE # 1244R

BUILDING ADDRESS 1954 S. Beverly Glen

OWNER Joseph Canonge & Assoc

MAILING ADDRESS 12631 E. Imperial #1128

CITY Santa Fe Springs ZIP 90670 TEL

CONTRACTOR Owner / Builder

ADDRESS

CITY ZIP TEL

STATE LIC # & CLASS CITY LIC NO.

ARCHITECT/ENGR

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Upgrade to 200 AMP Electric Service

SQ FT NO STORIES NO DW UNITS

NEW CONST ADD'N ALTER REPAIR COMMERCIAL INDUSTRIAL DEMOLITION

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

Owner Joseph Canonge

**WORKER'S COMPENSATION DECLARATION**

I have a certificate of consent to self insure or a certificate of Workers' Compensation Insurance or an exemption certificate from the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are:

Company _____ Policy No. _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or an exemption certificate from the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are:

Company _____ Policy No. _____

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender _____

I certify that I have read the application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Applicant Joseph Canonge Date 6/12/86

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC GROUP | SQ FT. @ | C | |
| OCC GROUP | SQ FT. @ | C | |
| SERVICE 1 | AMPS 200 @ 12.50 | | 12 50 |
| NO UNITS | TEMP POWER | | |
| NO MOTORS | Over | | 22 00 |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEES @ | | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | | 44 50 |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING M/BTU | A.C. M/BTU | | |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | ACCT #01-32104 | | |

**GRADING FEES**

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 44 50

PERMIT NO. 19845 DATE 6/12/86

**VALIDATION**

Unless validated in this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days.

APPLICATION ONLY

BUILDING DEPARTMENT 864Y

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FOOTINGS FORMS/STEEL | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| STEEL BOND/LINER | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| [illegible] | | |
| ROOF FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible]

TRACT # _____

LOT # _____

| | VAR # | DAB/FILE # Non Res |
|---|---|---|
| BUILDING ADDRESS | 1914 ~~1250~~ Bon View Unit A | |
| OWNER | Bon View Ind. Plaza, LTD. | |
| MAILING ADDRESS | 1930 Bon View #12 | |
| CITY | Ontario | ZIP 91761 TEL 947-5088 |
| CONTRACTOR | JT's Pacific Drywall Inc. | |
| ADDRESS | 1930 Bon View #12 | |
| CITY | Ontario | ZIP 91761 TEL 947-5088 |
| STATE LIC & CLASS | B 395652 | CITY LIC NO 101834 |
| ARCH. ENGR. DESIGNER | | |
| ADDRESS | | TEL |
| CITY | | ZIP STATE LIC. NO. |
| INTENDED PERMIT USE | Tenet Improvement | |
| SIZE | — | NO STORIES 1 NO. DW UNITS — |

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☒
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ 8/30/03 DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prohibits the issuance of such permit to any person who does not submit with his application a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Insurance Company _____ Policy Number _____

Certified copy is hereby furnished.

I certify under penalty of perjury that I am exempt from the Workers' Compensation laws of California for the following reason: CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I understand that if the permit is for one hundred dollars ($100) valuation or less, and the performance of the work for which this permit is issued shall not be subject to any person in any manner so as to become subject to the Workers' Compensation laws of California.

IMPORTANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date _____

Signature (Owner or Authorized Agent) _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | 3000 |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | 01-32101 | 38 | 50 |
| PLAN CHECK @ 34446 | 01-36105 | | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | | |
| EARTHQUAKE FEE @ | 01-215-116 | | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | | |
| TOTAL | | 39 | 00 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | |
| TOTAL PLUMBING FEES ACCT #01-32102 | | |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 25 15 Φ | 5 | 50 |
| LIGHTING FIXTURES 8 Φ | 4 | 00 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE 100 AMPS @ | 12 | 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | 10 | 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | 35 | 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A.C M/BTU | | |
| OTHER Wall Heater | 6 | — |
| PERMIT FEE @ | 10 | — |
| TOTAL MECHANICAL FEES ACCT #01-32104 | 16 | — |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT #01-32 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

CITY OF ONTARIO
WATER $ 30.00
SEWER $ 30.00

| | | |
|---|---|---|
| TOTAL ALL FEES (PAY THIS AMOUNT) | $ 90 | 00 |

PERMIT NO _____ DATE 8-30-03

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | 8-3-83 | BZ |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-13-84 11:5 | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| CAB REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

1914 S. Bullview

# -BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

LOT # _____ PLAN NO: X APN 0110-253-14

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1914 S BON VIEW UNIT #4 ONT 91762

OWNER RIGOBERTO DIAZ

MAILING ADDRESS 2414 N BLAMEDN AV

CITY ONTARIO CA ZIP 91764 TEL (858-3422

CONTRACTOR _____

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASSIF _____ CITY LIC NO _____

ARCH, ENGR, DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Reset Elect Meter

SQ FT SIZE _____ NO STORIES _____ NO DW UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Rigoberto Diaz 11/7/94
SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B&PC for this reason _____

Reset Elect Meter

Date 11/7/94 Owner RIGOBERTO DIAZ

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made or connection with work authorized by the permit, and that no building, structure, scaffolding, falsework or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

Owner or Authorized Agent Rigoberto Diaz

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant Rigoberto Diaz Date 11/7/94

Mailing Address _____

City, State, Zip _____

**BUILDING PERMIT FEES**

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # | 1000 | |
| PLAN CHECK BLDG. DEPT. | 1001 | |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| MISC. | | |
| | TOTAL | |

**PLUMBING FEES**

COMPLETED Date 11/7/94

| | | | |
|---|---|---|---|
| BATHTUBS | SHOWERS | URINALS | |
| WATER CLOSETS | | INTERCEPTORS | |
| LAVATORIES | SINKS | DRAINS | |
| TOTAL FIXTURES _____ @ $ _____ | | | |
| WATER HEATERS/POOL or SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| PERMIT FEES # | | | |
| TOTAL PLUMBING FEES | | ACCT. 1100 | |
| HOUSE SEWER # | SEP PIT | SEPTIC TANK | |
| PERMIT FEES # | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. 1200 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC GROUP SQ. FT. # ¢ | | |
| SWITCHES, RECEPTACLES # | | |
| LIGHTING FIXTURES # | | |
| SERVICE AMPS # | | |
| NO. MOTORS # | | |
| Reset Elect meter | | 18 50 |
| PERMIT FEES # | | 36 50 |
| TOTAL ELECTRICAL FEES | ACCT. 1300 | 55 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU | | |
| A/C M/BTU | | |
| PERMIT FEE # | | |
| TOTAL MECHANICAL FEES | ACCT. 1400 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. 1500 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 55.00

PERMIT NO. 100700 DATE 11/7/94

NOTE: Treas to attached SC

11-07-1994/01-17952/01-32103[illegible]55.00

**DEPARTMENT USE ONLY**

Zone R-1

Minimum Setback Distances

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

**VALIDATION**

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY



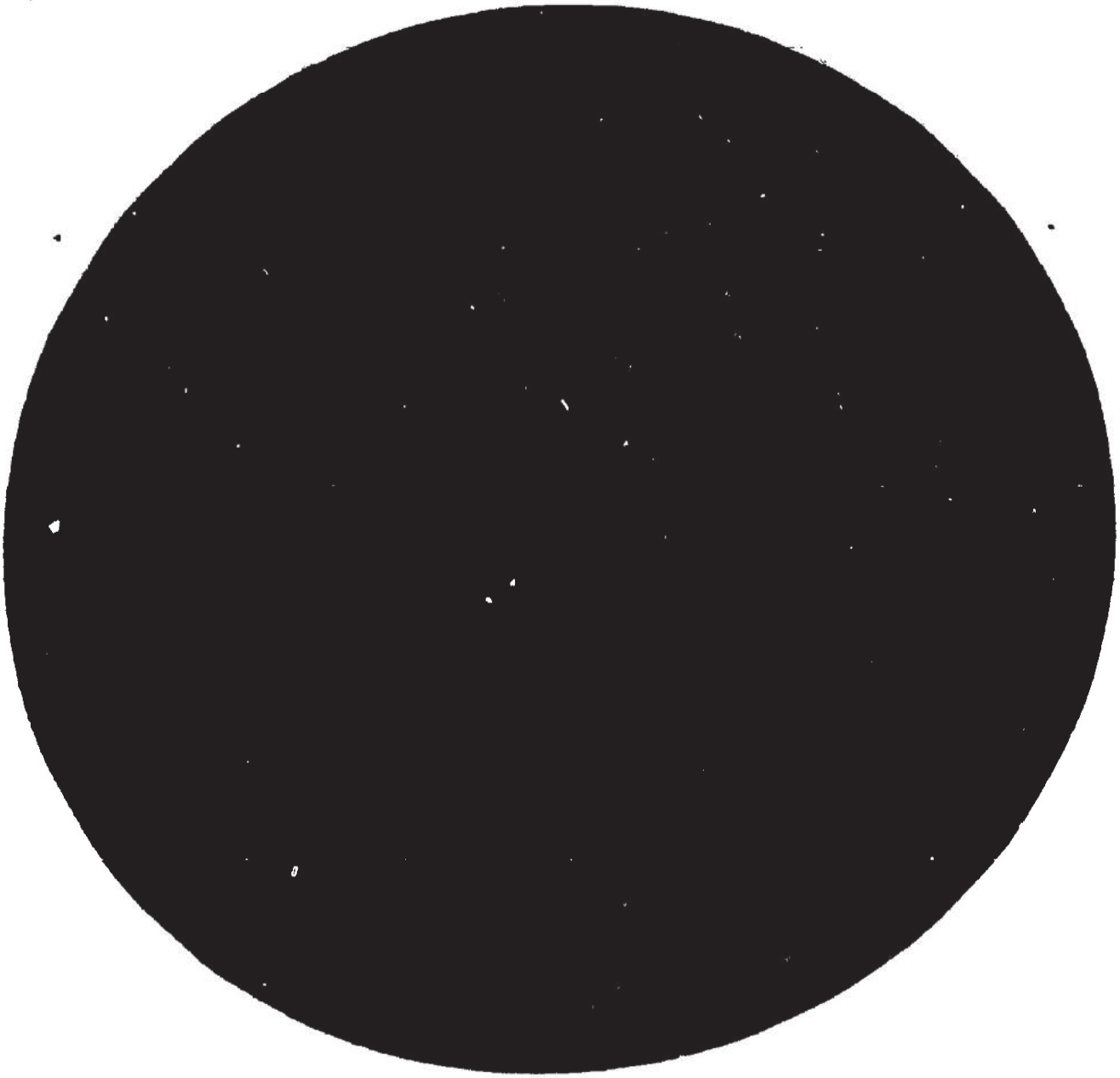
RI[illegible]PARTM[illegible]T [illegible]Y

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL/UTILITIES | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT | | |
| SLAB GRADE | | |
| ROUGH ELECTRIC | | |
| ROUGH PLUMBING | | |
| PLBG. TOP OUT | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| FLOOR SHEATHING | | |
| ROOF SHEATHING | | |
| ROOF COVERING | | |
| ROUGH FRAMING | | |
| SHEAR PANELS | | |
| CONCRETE PANELS | | |
| CONNECTIONS/POUR STRIP | | |
| ENERGY CONSERVATION | | |
| FIREPLACE-THROAT | | |
| FIREPLACE-BOND BEAM | | |
| FIREPLACE-TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH-EXTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| POOL FENCE OK TO PLASTER | | |
| ROOF DRAINS | | |
| WATER SERVICE | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| | | |
| | | |
| COMPACTION REPORT | | |
| ROUGH GRADING | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 11-8-94 | ANDERSON |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| EDISON CO. CALLED | 11-9-94 | DB |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| PLANNING | | |
| ENGINEERING | | |
| POLICE | | |
| FIRE | | |
| PUBLIC FACILITIES | | |
| PUBLIC SERVICES | | |
| TEMP. C.O. ISSUED | | |
| C.O. ISSUED | | |

| INSPECTOR'S NAME | REMARKS | INITIAL |
|---|---|---|
| | | |

**SEWER DIAGRAM**



MICROFILMING SERVICES, INC.
180 Vander St. P.O. Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1914 S. Bon View

1725
71 Kirkland

LOT # _____ BLK _____ TRACT _____ PLAN CHK _____ PLANNING _____ APN 1047-[illegible]

| | |
|---|---|
| JOB ADDRESS | 1914 E. Bon View |
| OWNER | Netshape |
| OWNER ADDRESS | 1336 Francis |
| CITY | Ontario ZIP 91764 TEL 947-3231 |
| CONTRACTOR | Zance Bond Installations |
| ADDRESS | P.O. Box 4717 |
| CITY | Montclair ZIP 91763 TEL 909 629-5744 |
| STATE LIC. | 644468 A-10 CITY BUS. LIC. NO. 75902 |
| ARCH. ENGR. | 5/31/96 |
| DESIGNER ADDRESS | TEL |
| CITY | ZIP STATE LIC. NO. |
| INTENDED PERMIT USE | 2 Electrical Services |
| SQ. FT. SIZE | NO. STORIES NO. DW UNITS |

| OCC/TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature]

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____ Exempt

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code):

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

I certify that no excavation I have or more feet or deeper and where a person is employed or allowed to work will be made or maintained with vertical walls unsupported by this permit and that no building, structure, scaffolding, falsework or temporary structure adjacent to or connected with the excavation will be more than 36 feet high.

As owner-builder I will not employ anyone to do the work which would require a permit from the Division of Industrial Safety as noted above unless such person has a permit from this division.

Division of Industrial Safety Permit Number _____

Owner or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

COMPLETED

| | | | | | |
|---|---|---|---|---|---|
| PLUMBING FEES | PERMIT # | 1000 | | | |
| | PLAN CHECK BLDG. DEPT. | 1001 | | | |
| | PARK & REC. FEE SFR | 1003 | | | |
| | PARK & REC. FEE MFR | 1004 | | | |
| | EARTHQUAKE FEE RES. | 1005 | | | |
| | EARTHQUAKE FEE COMM. | 1008 | | | |
| | SEWER CAPITAL ASSESSMENT FEE | 1007 | | | |
| | MISC | | | | |
| | | | TOTAL | | |
| | BATHTUBS | SHOWERS | | URINALS | |
| | WATER CLOSETS | | | INTERCEPTORS | |
| | LAVATORIES 1 | SINKS | | DRAINS | |
| | 1225 | | | | |
| | TOTAL FIXTURES | | @ $ | | |
| | WATER HEATERS/POOL • SPA HEATER | | | | |
| | WATER ☐ GAS ☐ PIPING | | | | |
| | PERMIT FEES # | | | | |
| | TOTAL PLUMBING FEES | | ACCT 1100 | | |
| | HOUSE SEWER # | | SEP PIT | SEPTIC TANK | |
| | PERMIT FEES # | | | | |
| | TOTAL HOUSE SEWER & SANITATION FEES | | ACCT 1200 | | |
| ELECTRICAL FEES | OCC GROUP | SQ FT | # | ¢ | |
| | SWITCHES, RECEPTACLES | | # | | |
| | LIGHTING FIXTURES | | # | | |
| | SERVICE 2 | AMPS | # | | 37 00 |
| | NO. MOTORS | | # | | |
| | PERMIT FEES # | | | | 18 00 |
| | TOTAL ELECTRICAL FEES | | ACCT 1300 | | 55 00 |
| MECH. FEES | HEATING | M/BTU | | | |
| | A.C. | M/BTU | | | |
| | PERMIT FEE # | | | | |
| | TOTAL MECHANICAL FEES | | ACCT 1400 | | |
| GRADING FEES | CUBIC YARDS | | | | |
| | TOTAL GRADING FEES | | ACCT 1500 | | |
| | SEWER ASSESSMENT FEES PAID YES NO | | | | |
| | AVIGATION AGREEMENT REQUIRED YES NO | | | | |

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO 10502 DATE 12/15/94

Midway Setback Distance _____ DEPARTMENT USE ONLY Zone RM-5

___ ___ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

NOTE _____

VALUATION

When property utilized in this space, you have commenced a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS: FORMS/STEEL/UFER | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT | | |
| SLAB GRADE | | |
| ROUGH ELECTRIC | | |
| ROUGH PLUMBING | | |
| FLBG TOP OUT | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| FLOOR SHEATHING | | |
| ROOF SHEATHING | | |
| ROOF COVERING | | |
| ROUGH FRAMING | | |
| SHEAR PANELS | | |
| CONCRETE PANELS | | |
| CONNECTIONS POUR STRIP | | |
| ENERGY CONSERVATION | | |
| FIREPLACE-THROAT | | |
| FIREPLACE-BOND BEAM | | |
| FIREPLACE-TOP OUT | | |
| MASONRY BOND BEAM | | |
| LATH EXTERIOR | | |
| DRYWALL NAIL | | |
| LATH TEST | | |
| FINAL STEEL BOND BEAM | | |
| MASONRY GROUTING | | |
| FLOOR FENCE WALL | | |
| LATH GRADE | | |
| WATER SERVICE | | |
| SEWER SERVICE LEACH LINE | | |
| | | |
| COMPACTION REPORT | | |
| FINAL WEATHERING | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECT | 1-12-95 | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL PLANNING | | |
| FINAL ENGINEERING | 1-13-95 | |
| GAS TEST | | |

INSPECTOR'S NAME _____ INITIAL _____

REMARKS

1-9-95 NO MARKS LEFT FROM INSP.

1-10-95 NOTICE D-3003 RL

* PERMIT IS FOR REPLACEMENT OF WATER HEATER ONLY NFS

SEWER DIAGRAM

### OTHER DEPARTMENT REQUIREMENTS

| | |
|---|---|
| PLANNING | |
| ENGINEERING | |
| POLICE | |
| FIRE | |
| PUBLIC FACILITIES | |
| PUBLIC SERVICES | |
| TEMP CO ISSUED | |
| C.O. ISSUED | |

1930 So Bon View

Also 1914 So. Bon View
M2.5 #1

LOT # _____ BLK _____ LT _____ 50

PC # _____ VAR # _____ CASE/FILE # _____

BUILDING ADDRESS: 1930 Bon View #20

OWNER: John Weiser

MAILING ADDRESS

CITY: Ontario | ZIP | TEL: 542-2662

CONTRACTOR: South West A/C

ADDRESS: P.O. Box 924 | 1661 W. Arrow Hwy

CITY: Upland | ZIP: 91785 | TEL: 981-1243

STATE LIC & CLASS: 396406 C-20 | CITY LIC NO: 07262L

ARCH. ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO

INTENDED PERMIT USE: Htg + A/C unit on roof

SQ. FT. SIZE: — | NO. STORIES: — | NO. DW UNITS: 1

RESIDENTIAL ☐ NEW ☐ ADD ☒ | COMMERCIAL ☐ ALTER ☐ REPAIR ☐ | INDUSTRIAL ☒ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

Patricia Smith 3-25-86
SIGNATURE DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason _____

Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 3611 [illegible] Company: State Comp Fund

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 1-1-87

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I AM THE APPLICANT. If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Applicant Patricia Smith Date 3-25-86

Mailing Address P.O. Box 924

City, State, Zip Upland, Calif. 91785

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described hereon. This permit void unless work is started within 120 days, or if work is abandoned for more than 120 days.

| OCC./TYPE CONST. | SQ. FT. | VAL. ($1 SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $960 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☒ PIPING 2 00

SOLAR COLLECTORS/TANKS

PERMIT FEES @ 10 00

TOTAL PLUMBING FEES ACCT #01-32102 12 00

HOUSE SEWER @ | SEP. PIT | SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS 1 220 2 00

OCC. GROUP SQ. FT. @

OCC. GROUP SQ. FT. @

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEE @ 10 00

TOTAL ELECTRICAL FEES ACCT #01-32103 12 00

**MECHANICAL FEES**

HEATING 4 M/BTU 24 A/C M/BTU 12 00

OTHER

PERMIT FEE @ 10 00

TOTAL MECHANICAL FEES ACCT. #01-32104 22 00

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 46 00

47618

PERMIT NO. _____ DATE 3-26-86

APPLICATION ONLY

876

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG/SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 5-30-16 | [illegible] |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| C A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

TRACT # [illegible] LOT # 9 [illegible] TEL. (714) 989-1951 1930

PC # VAR # DAB/FILE # 4R

BUILDING ADDRESS 1930 So. Bon View 20

OWNER JOHN H. WIESER

MAILING ADDRESS SAME

CITY ONTARIO, CA. ZIP 91761 TEL 947-3000

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL

STATE LIC. CITY LIC NO

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO

INTENDED USE replace water heater

NO STORIES NO. DW UNITS

TYPE OF WORK: NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ COMMERCIAL ☐ INDUSTRIAL ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

5-27-86 Owner [signature]

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

Copy is filed with the City ☐ Certified copy is hereby furnished ☐

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature (Owner or Agent) [signature] Date 5-27-86

Mailing Address _____

City, State, ZIP _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-38105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | |
| WATER HEATERS/POOL • SPA HEATER | | 5 00 |
| WATER ☒ GAS ☒ PIPING | | 4 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | 10 00 |
| TOTAL PLUMBING FEES ACCT #01-32102 | | |
| HOUSE SEWER ' SEP PIT SEPTIC TANK | | |
| PERMIT FEES # | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEES @ | | |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | | |

**MECHANICAL FEES**

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | $ 19 00 |

PERMIT NO 11477 DATE 5-27-86

JC

**VALUATION**

When property valued at this time, this form constitutes a permit to do the work described herein. This permit will expire if work is not started [illegible] days [illegible]

APPLICATION ONLY

BUILDING DEPARTMENT COPY

878

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FOOTING FORMS-STEEL | | |
| FOOTING REINF. STEEL | | |
| FOOTING CONCRETE | | |
| FOOTING FIELD | | |
| GROUND WATER | | |
| SLAB UNDER SLAB BOND BEAM LINER | | |
| UNDER SLAB UTILITIES | | |
| SLAB SUB GRADE | | |
| READY TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| EXTERIOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| PUNCH OUTS | | |
| ENERGY CONSERVATION | | |
| EXTERIOR WALLS | | |
| ROOF COVERING | | |
| POWER TOP OUT | | |
| FIREPLACE THROAT | | |
| FIREPLACE BOND BEAM | | |
| FIREPLACE TOP OUT | | |
| MASONRY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| LATH GARAGE | 5-30-86 | BL |
| LATH OTHER | | |
| PLASTER EXTERIOR | | |
| PLASTER INTERIOR POOL | | |
| POOL | | |
| WATER DISTRIBUTION LEACH LINE FINAL | | |
| SEWER | | |
| GAS PIPING | 5-30-86 | |
| GAS FINAL TEST | | |
| FINAL MECHANICAL | | |
| FINAL PLUMBING | | |
| FINAL ELECTRICAL | | |
| FINAL ROOFING | | |
| FINAL GRADING | | |
| FINAL BUILDING | 6-3-86 | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS

INSPECTOR'S NAME INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____

LOT # _____

320 EAST "B" STREET, [illegible], [illegible] 91786 TEL (714) 888-1151

1050

PC M-9834 VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 S. Bon View

OWNER Bruce T Mulhearn

MAILING ADDRESS 16911 Bellflower Bl.

CITY Bellflower ZIP 90706 TEL 213-866-05

CONTRACTOR Owner

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCHITECT _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE Remodel Atrium Area

LOT # 3520 NO. STORIES _____ NO. DW UNITS _____

USE: RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☒

TYPE: ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

LICENSE NO _____ DATE _____

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & PC for this reason _____

Bruce T Mulhearn by William L Ware 8-7-89

OWNER _____ DATE _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

I have filed with the City ☐ Certified copy is hereby attached

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

WARNING: APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Bruce T Mulhearn by William L Ware 8-7-89

Mailing Address 16911 Bellflower Bl

City, State, Zip Bellflower, Ca 90706

**VALUATION**

When property valuation on this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 10,000.- |

| | | |
|---|---|---|
| PERMIT # | DF 01-32101 | 234 00 |
| PLAN CHECK # | paid-70673 01-36105 | |
| PARK & REC. AQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215 112 | 1 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL # SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | | |
| TOTAL PLUMBING FEES | ACCT #01-32102 | | |
| HOUSE SEWER # | SEP PIT | SEPTIC TANK | |
| PERMIT FEES # | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | | |
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. # | @ | ¢ |
| OCC. GROUP | SQ. FT. # | @ | ¢ |
| SERVICE | AMPS # | | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEES # | | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | | |
| HEATING M/BTU | A/C M/BTU | | |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | | |
| GRADING FEES | | | |
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT. #01-32 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 235 50

PERMIT NO 70685 DATE 8-7-89

APPLICATION ONLY

BUILDING DEPARTMENT

880

# INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| UNDERGROUND PLUMBING | | |
| FOOT | | |
| ELECTRIC Permit 70779 | 8/12/88 | |
| FRAMING | | |
| FRAMING SHEATHING | | |
| FRAMING * | | |
| SERVICE | | |
| METER PANELS | | |
| UNDERGROUND | | |
| EXCAVATION | | |
| SEWER | | |
| FOUNDATION | | |
| FINAL | | |
| REINFORCING STEEL | | |
| CONCRETE | | |
| PLASTER | | |
| LATH | | |
| FINAL | | |
| FINAL | 70779 | 11/7/88 |
| | | 11/7/88 |
| FINAL | | |
| FINAL | | |
| FINAL | | |
| FINAL | | |

| INSPECTOR'S NAME | INITIAL |
|---|---|
| REMARKS | |
| * 8-3-88 Framing to above 1st floor ok [illegible] | |

SEWER DIAGRAM

## OTHER DEPARTMENT REQUIREMENTS

| | | |
|---|---|---|
| ENGINEERING | | |
| | | |
| | | |
| GARAGE | | |
| | | |

TRACT # _____

LOT # _____ [illegible] E [illegible]

PC # _____ VAR # _____ B&S/FIRE # _____

BUILDING ADDRESS 1930 So. Bonview #17

OWNER Robert S Bibb

MAILING ADDRESS 1031 So Palmetto H-5

CITY Ontario ZIP 91761 TEL 983-3718 714 622-1357

CONTRACTOR _____

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO. _____

ARCH. ENGR DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMITTEE Gas Meter

USE 1940 NO STORIES 1 NO DW UNITS _____

RESIDENTIAL [ ] COMMERCIAL [ ] INDUSTRIAL [ ]

NEW [ ] ADD [ ] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec _____ B&P C for this reason _____

Date 5/15/56 Owner Robert S Bibb

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec 3800 Labor Code).

Policy No. _____ Company _____

[ ] Filed with the City [ ] Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec 3097, Civil Code):

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Robert S Bibb Date 5-15-56

Mailing Address 1031 So Palmetto #F

City, State, Zip Ontario Ca 761

**VALUATION**

When properly validated on this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL./SQ. FT. | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

TOTAL VALUATION _____

| | | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-36105 | |
| PARK & REC. ACQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE # $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE # $75 EA. | 28-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOS/L | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | |
| WATER HEATERS/POOL # SPA HEATER | | | |
| WATER ☐ GAS ☑ PIPING | | | 2 00 |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | | 10 00 |
| TOTAL PLUMBING FEES | ACCT #01-32102 | | 12 00 |
| HOUSE SEWER # | SEP PIT | SEPTIC TANK | |
| PERMIT FEES # | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | | |
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP SQ. FT. # | | ¢ | |
| OCC. GROUP SQ. FT # | | ¢ | |
| SERVICE AMPS # | | | |
| NO. UNITS TEMP. POWER | | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEES ¢ | | | |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | | |
| HEATING M/BTU A/C M/BTU | | | |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES | ACCT #01-32104 | | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT #01-32105 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 12 00

PERMIT NO. 49328 DATE 5/15/56

APPLICATION ONLY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| [illegible] | | |
| [illegible] FORMS STEEL | | |
| [illegible] PLUMBING | | |
| [illegible] SHEET | | |
| [illegible] | | |
| [illegible] BOND BEAM | | |
| [illegible] PAINTING | | |
| [illegible] | | |
| [illegible] SLAB | | |
| [illegible] PLUMBING | | |
| [illegible] ELECTRIC | | |
| [illegible] MECHANICAL | | |
| [illegible] FRAMING | | |
| [illegible] FRAMING | | |
| [illegible] SHEATHING | | |
| [illegible] | | |
| [illegible] STEEL | | |
| [illegible] | | |
| [illegible] CONSERVATION | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] BOND BEAM | | |
| [illegible] TOP OUT | | |
| [illegible] BOND BEAM | | |
| [illegible] EXTERIOR | | |
| [illegible] INTERIOR | | |
| [illegible] NAIL | 5/16/86 | [illegible] |
| [illegible] | | |
| [illegible] FENCE | | |
| [illegible] MASTER POOL | | |
| [illegible] | | |
| SEWER CESSPOOL LEACH LINE FINAL | | |
| [illegible] | | |
| [illegible] PLUMBING | 5-30-86 | [illegible] |
| [illegible] | | |
| [illegible] MECHANICAL | | |
| [illegible] | | |
| [illegible] SPA | | |
| [illegible] SOLAR | | |
| [illegible] CALLED | | |
| [illegible] CALLED | 11-10-86 | [illegible] |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] PLAN | | |
| [illegible] | | |
| [illegible] | | |

C.O. ISSUED DATE

TEMP. C.O. ISSUED DATE

CONDITIONS

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONT[illegible]
300 EAST "B" STREET [illegible] TEL. (714) [illegible]

CUP # VAR # 930 SITE PLAN FILE # 2497

BUILDING ADDRESS [illegible] T Bonfair
OWNER The Pacific Co.
MAILING ADDRESS Same
CITY Ontario ZIP TEL.
CONTRACTOR Foothill Plbg. Co.
ADDRESS 6782 Carnelian
CITY Alta Loma, Ca. ZIP 91701 TEL. 983-5[illegible]
STATE LIC. 271787 -C36 CITY LIC. NO. 0-11465
CLASSIF.
ARCH. ENGR.
DESIGNER
ADDRESS TEL.
CITY ZIP STATE LIC. NO.
INTENDED PERMIT USE: Plumbing
SQ. FT. NO. STORIES NO. DW. UNITS
SIZE
NEW ADD [ ] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

ACCOUNT #

PERMIT # 01-32101
PLAN CHECK # 01-36105
PARK & REC. AQUISITION FEE 01-$1901
EARTHQUAKE FEE 01-215-176
TOTAL

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 17 | DRINK. FOUNTAINS | |
| LAVATORIES | 17 | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | 4 | 25.00 | 85 — |
| TOTAL FIXTURES | 34 | @ 4.00 | 136 — |
| WATER X GAS X | | PIPING | 4 00 |
| WATER SOFTENERS | | | |
| PERMIT FEE # | | | 10 — |
| TOTAL PLUMBING FEES 01-32102 | | ACCT # [illegible] | [illegible] |
| HOUSE SEWER #01-32105 | | | |
| PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. [illegible] | | | |

| | | | |
|---|---|---|---|
| OCC. GROUP | SQ. FT. | # | @ |
| OCC. GROUP | SQ. FT. | # | @ |
| SERVICE | AMPS | @ | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL ELECTRIC | | | |
| PERMIT FEE # | | | |
| TOTAL ELECTRICAL FEES 01-32103 | | ACCT. # [illegible] | |

| | | | |
|---|---|---|---|
| HEATING | | | |
| SWIMMING POOL HTG. | | M/BTU | |
| AIR COND. | | | |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES 01-32104 | | ACCT. # 01-3124 | |

GRADING FEES

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES 01-32106 | | ACCT. [illegible] | |
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | | | |

TOTAL ALL FEES (PAY THIS AMOUNT) [illegible]

PERMIT NO. 24906 DATE 12 Dec 81 WDM

MINIMUM SETBACK DISTANCES:
FRONT SETBACK FROM CENTER LINE
REAR SETBACK FROM REAR PROPERTY LINE
SIDE STREET SETBACK FROM CENTER LINE
SIDE SETBACK FROM PROPERTY LINE

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Foothill Plbg Co [illegible] DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

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I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P C for this reason

Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a copy certified by the director thereof, (Sec. 3800, Labor Code).

Company

X [illegible] is filed with the city. A Certified copy is hereby furnished.
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 12/[illegible]/81

Mailing Address [illegible]

City, State, Zip Alta Loma, Ca. 91701

**VALIDATION**

This permit is void unless validated in this space. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is discontinued for more than 120 days.

APPLICATION ONLY BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS | | |
| U GRND PLUMBING | 9/12/81 | CS |
| U GRND ELECT | | |
| U GRND MECH. | | |
| POOL STEEL/BOND. | | |
| | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | X | X |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE THROAT | | |
| FIREPLACE BOND BEAM | | |
| FIREPLACE TOP OUT | | |
| MASONRY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | | |
| Water main | 10/19/81 | CS |
| SEWER | | |
| GAS TEST | 10/13/81 | CS |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| FINAL PLUMBING | 1-21-83 | [illegible] |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | 2-16-82 | MB |
| | | |
| | | |

| MISCELLANEOUS REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| H.A.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

REMARKS

SEWER DIAGRAM

3 meters Manifold ok for meter
2/16/82 CS

TRACT # _____ LOT # _____

[illegible] EAST "G" STREET [illegible] TEL. (714) [illegible]

PC # _____ VAR # _____ DAB/FILE # None

BUILDING ADDRESS 1930 So Bon View #18

OWNER Bon View Ind. Bldg.

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL 947-5088

CONTRACTOR owner

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC # & CLASSIF _____ CITY LIC NO _____

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE service

Bo-Ld + Grad-Ld

USE _____ NO STORIES _____ NO. OF UNITS _____

RESIDENTIAL NEW ADD X COMMERCIAL ALTER REPAIR INDUSTRIAL DEMOLITION X

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B & P C for this reason _____

DATE 9-19-83 OWNER _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 1860, Labor Code).

Carrier _____ Company _____

Policy No. _____ Expiration Date _____

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender _____

Address _____

I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

APPLICANT _____ DATE 9-19-83

Mailing Address _____

Telephone _____

**VALIDATION**

[illegible] property validated in this space. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

| KIND/TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-32105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES _____ @ $ _____ | |
| WATER HEATERS/POOL • SPA HEATER | |
| WATER ☐ GAS ☐ PIPING | |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | |
| TOTAL PLUMBING FEES ACCT #01-32102 | |
| HOUSE SEWER @ SEP PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | |

**ELECTRICAL FEES**

| | |
|---|---|
| SWITCHES, RECEPTACLES | |
| LIGHTING FIXTURES | |
| APPLIANCE OUTLETS | |
| OCC. GROUP SQ. FT @ ¢ | |
| OCC. GROUP SQ. FT @ ¢ | |
| SERVICE 100 AMPS @ | 12 50 |
| NO. UNITS TEMP. POWER | |
| NO. MOTORS | |
| SWIMMING POOL/SPA ELECTRIC | |
| PERMIT FEE @ | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | 22 50 |

**MECH. FEES**

| | |
|---|---|
| HEATING M/BTU A/C M/BTU | |
| OTHER | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES ACCT #01-32104 | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32[illegible] | |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. 3171 DATE 9-19-83

J.C.

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-19-83 | BD |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-19-83 | CF |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. [redacted] DATE

CONDITIONS:

INSPECTOR'S NAME [redacted] INITIAL

**SEWER DIAGRAM**

TRA # _____

LOT # _____

PC # VAR unit 17 EXAMPLE Townhouse

BUILDING ADDRESS ~~Fel Pine~~ 1930 Ban View Ave

OWNER Tri-Pacific Development

MAILING ADDRESS Same

CITY Ontario | ZIP 91761 | TEL. 947-5088

CONTRACTOR Bob Walsh Electric

ADDRESS 14423 Lelong Well

CITY Whittier | ZIP 90604 | TEL. 213 696 4487

STATE LIC & CLASSIF C-10 440400 | CITY LIC NO

ARCH., ENGR. DESIGNER /

ADDRESS | TEL.

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE elec

SQ. FT. SIZE | NO. STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE 1-17-85 DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation insurance or a certified copy thereof (Sec. 3800, Labor Code.)

550 41 Company Hanover 4-1-85

X Copy is filed with the City. Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant 1-17-85

Mailing Address _____

City, State, Zip _____

| SQUARE FOOTAGE | RATE ($/SQ. FT.) | VAL. ($/SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | |
| PLAN CHECK @ | | 01-32106 | |
| PARK & REC. AQUISITION FEE @ | | 07-31801 | |
| EARTHQUAKE FEE @ | | 01-31610 | |
| SEWER CAPITAL ASSESSMENT FEE @ $960 EA. | | 08-37810 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 08-37811 | |
| | | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | |

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| OCC. GROUP | SQ. FT. @ | ¢ | |
| SERVICE 100 AMPS 2 ø 4/Sub | | | 12 50 |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | | 10 00 |
| TOTAL ELECTRICAL FEES | | ACCT. #01-32103 | 22 50 |

| | | | |
|---|---|---|---|
| HEATING M/BTU | A/C M/BTU | | |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | | ACCT. #01-32104 | |

| | | | |
|---|---|---|---|
| GRADING FEES | | CITY OF ONTARIO | |
| CUBIC YARDS | | TOTAL | 22 50 |
| TOTAL GRADING FEES | | ACCT. #01-3[illegible] | 22 50 |
| SEWER ASSESSMENT FEES PAID | YES | NO | [illegible] |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

PERMIT NO. [illegible] DATE 1-17-85

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELEGT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 1-24-85 | R. Mann |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 3-13-86 | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME INITIAL

REMARKS

**SEWER DIAGRAM**

TRA #

LOT #

PC # VAR # DATE FILED Nov 83

BUILDING ADDRESS 1930 S. Bon View #18

OWNER C E Butcher Jass

MAILING ADDRESS Same

CITY Ont ZIP 91761 TEL 947-5088

CONTRACTOR T.L. Pool Co.

ADDRESS 1120 Bon View #12

CITY Ontario ZIP 91764 TEL 947-5088

STATE LIC. & CLASS 355652 - B CITY LIC. NO.

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE Fiberglass Pool - Pool

SQ. FT. — NO. STORIES — NO. DW. UNITS —

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE 7/29/83

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C. for this reason _____

Owner _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 9C 944724 Company State Fund

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE 12-1-83

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 7/29/83

Mailing Address Same

City, State, Zip _____

**VALUATION**

| | |
|---|---|
| TOTAL VALUATION | 4000 |

| | | | |
|---|---|---|---|
| PERMIT @ | 01-32101 | 94 | 50 |
| PLAN CHECK @ | 01-36105 | | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | | |
| EARTHQUAKE FEE @ | 01-215-116 | | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | | |
| TOTAL | | | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| TOTAL FIXTURES @ $ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | ACCT #01-32102 | | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES 30 # | 65 | 14 | 50 |
| LIGHTING FIXTURES 7 @ | | 3 | 50 |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP SQ FT @ | | | |
| OCC. GROUP SQ. FT. @ | | | |
| SERVICE AMPS @ | | | |
| NO. UNITS TEMP. POWER | | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | 15 | — |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | 32 | 50 |

**MECHANICAL FEES**

| | | | |
|---|---|---|---|
| HEATING M/BTU | A/C M/BTU | 12 | 00 |
| OTHER | | | |
| PERMIT FEE @ | | 15 | — |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | 27 | — |

**GRADING FEES**

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID | YES NO | | |
| AVIGATION AGREEMENT REQUIRED | YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 95 33

PERMIT NO. 33948 DATE 7-29-83

When property is identified in this space, this form constitutes a permit to do work. This permit will expire if work is not started within 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | 2-23-83 | D |
| U. GRND ELECT. | (Gas Test Only) | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | 7-29-83 | [illegible] |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 7-29-83 | D |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 8-1-83 | D |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-20-83 | D |
| FINAL MECHANICAL | 9-20-83 | D |
| FINAL BUILDING | 9-20-83 | D |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(xxx) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(xxx) FIRE DEPT-FIRE PREV. BUREAU
(xxx) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business California Delite Phone 947 6650

Address 1930 S. Bon View, Ste 16, 91761

Classification or type of business Food Distribution - Frozen Icream Bars

Name of Albert Castaneda (owner) Address 934 S. Peach Ontario 91764 Phone 923 0270

or
Name of (manager) Address Phone

= = = =

REQUEST FOR USE OR OCCUPANCY [illegible] A BUSINESS LICENSE

( ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business C.E. BUTCHER & ASSOCIATES Phone _____

Address 1930 S. BON VIEW STE 18

Classification or type of business CONSULTANTS

Name of CARL E. BUTCHER (owner) Address 2381 S MOUNTAIN BROOK DR. Phone 2133336026 HACIENDA HEIGHTS, CA 91745

or

Name of _____ (manager) Address _____ Phone _____

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business TRI-PACIFIC EQUITY PARTNERS Phone 7149475085

Address 1930 S DON VIEW AVE STE 12

Classification or type of business OFFICE OF CONTRACTORS ENGINEERS DEVELOPERS

Name of GRAHAM POOLE INC. (owner) Address _____ Phone _____

or

Name of MITCHELL E TAYLOR INC. (manager) Address _____ Phone _____

ROBERT J CHERBURNE

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
(XXX) BUILDING DEPARTMENT
(XXX) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business TRI PACIFIC DEVELOPMENT INC. Phone 947-2881

Address 1920 S. BON VIEW AVE.

Classification or type of business CONSTRUCTION COMPANY

Name of GEORGE SARMI (owner) Address [illegible] Phone [illegible]

or

Name of Kenneth Manning (manager) Address Hacienda Hts Phone 213/810-1180

= = = =

LOT # _____ BLOCK _____ TRACT _____

PC # _____ VAR # _____ PAR/FILE # UNIT 12

BUILDING ADDRESS 1330 BONVIEW FRONT HALF

OWNER TRI-PACIFIC DEVELOPMENT

MAILING ADDRESS 2110 SOUTH HACIENDA BLVD.

CITY HACIENDA HEIGHTS | ZIP 91745 | TEL. _____

CONTRACTOR SONLIGHT ELECTRIC

ADDRESS 1215 "B" POMONA RD.

CITY CORONA CA | ZIP 91720 | TEL. 734-3280

STATE LIC. & CLASSIF. 345220 C-10 | CITY LIC. NO. _____

ARCH., ENGR., DESIGNER

ADDRESS _____ | TEL. _____

CITY _____ | ZIP _____ | STATE LIC. NO. _____

INTENDED PERMIT USE:

SQ. FT. SIZE _____ | NO. STORIES _____ | NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____ 11/23/81
SIGNATURE DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B&P.C. for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11/23

Mailing Address SAME AS ABOVE

City, State, Zip _____

| OCC. GROUP | SIZE NO. FT.) | VALUATION |
|---|---|---|
| | | |
| | TOTAL VALUATION | |

ACCOUNT #

| | | |
|---|---|---|
| PERMIT # | | 01-321.01 |
| PLAN CHECK # | | 01-321.02 |
| PARK & REC. AQUISITION FEE # | | 07-31901 |
| EARTHQUAKE FEE # | | 01-218-.16 |
| SEWER CAPITAL ASSESSMENT FEE # $360 EA. | | 01-37210 |
| SEWER ASSESSMENT FEE # 375 EA. | | 01-372.1 |
| | | TOTAL |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @$ _____ | | |
| WATER HEATERS | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32106 | |
| SWITCHES, RECEPTACLES @ 81 | | 41 30 |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. # | | |
| OCC. GROUP SQ. FT. # | | |
| SERVICE (3) AMPS 100 # 1250 EA | | 37 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS 4 BATH FANS @ 2.00 | | 8 00 |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT. #01-32108 | |
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE # | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** 75 80

PERMIT NO. _____ DATE 11-23-81

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS/STEEL | | |
| | 7/22/81 | CS |

C.O. ISSUED DATE

INSPECTOR'S NAME INITIAL

DO NOT CALL IN UTILITIES
UNTIL METER SOCKETS ARE
SET & INSPECTED OK 1-21-83 BJ

SEWER DIAGRAM

12/1/81 CS

12-1-81 CS

#16

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX ) FIRE DEPT-FIRE PREV. BUREAU
( XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Rigoberto Diaz Phone 947-8391

Address 1930 S. Bon View #16

Classification or type of business Storage (Pushcarts)

Name of Rigoberto Diaz (owner) Address 761 W. Alameda Ontario Phone 988 3422

or
Name of (manager) Address Phone

= = = =

LOT # _____ 300 EAST "B" STREET ... TEL. (714) ...

PC # 86-45 VAR # — DAB/FILE # —

BUILDING ADDRESS 1930 S. Bon View #19

Mr. Bibo

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL

CONTRACTOR Custom Patios

ADDRESS 13525 S. Central

CITY Chino ZIP 91710 TEL 628-5243

STATE LIC & CLASS B1 - 405924 CITY LIC NO

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tenant Improvement

NO STORIES — NO. DW UNITS 1

RESIDENTIAL — COMMERCIAL X INDUSTRIAL —

NEW — ADD — ALTER — REPAIR X DEMOLITION —

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 4-23-86 DATE

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exempt from the Contractor's License Law because I will be subcontracting all of the construction work. (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & PC for this reason: _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

209673.1 Safeco 2-10-87

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

CF

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

X [signature] Date 4-23-86

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

VALIDATION

This permit becomes void if work or construction authorized is not commenced within 180 days of issuance. This permit becomes void if work or construction authorized is suspended or abandoned for a period of 180 days after work or construction is commenced.

APPLICATION ONLY

BUILDING DEP ... BY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 10,000 — |

**BUILDING PERMIT FEES**

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 80 50 |
| PLAN CHECK @ 48323 | | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 70 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| TOTAL | | | 81 20 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | 1 | CLOTHES WASHERS | |
| WATER CLOSETS | 2 | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES 5 @ $ 4.00 — 20 00

WATER HEATERS/POOL • SPA HEATER

WATER ☒ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @ — 10 00

TOTAL PLUMBING FEES ACCT #01-32102 — 30 00

HOUSE SEWER @ SEP PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES 12, 16 — 16 00

LIGHTING FIXTURES 12

APPLIANCE OUTLETS

OCC GROUP SQ FT @ ¢

OCC GROUP SQ FT @ ¢

SERVICE AMPS @

NO UNITS TEMP POWER

NO. MOTORS

SWIMMING POOL SPA ELECTRIC

PERMIT FEE @ — 0 00

TOTAL ELECTRICAL FEES ACCT #01-32103 — 26 00

**MECH. FEES**

HEATING 90 M/BTU 2[illegible] A/C M/BTU — 12 00

OTHER

PERMIT FEE @ — 10 00

TOTAL MECHANICAL FEES ACCT #01-32104 — 22 00

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 159 20

PERMIT NO. _____ DATE 4-23-86

899

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING * | 4/25/86 | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING * | 4/25/86 PR | |
| ROUGH ELECTRIC | 4/25/86 PR | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 4/24/86 | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT * | 4/25/86 | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 4-28-86 | KEB |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

947-1145

Name of business California Screen Company Phone ~~XXXXX~~

Address 1930 S. Bon View, Unit 12

Classification or type of business Manufacturing Sun Screens

Name of Roy Schnieder (Ptr) (owner) Address 16911 Bellflower Bellflower, 90706 Phone 213 866 0753

or

Name of ~~Bruce Mulhearn~~ (manager) Address ~~16911 Bellflower Bellflower 90706~~ Phone ~~213 866 0753~~

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved; etc.

I: 260181.

3/18/88

OK BH 8-11-88

Date: 4/8/88

LICENSE BUREAU

By jah

Form # 28 (9/65)

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business SHAMROCK-STERLING CHEMICAL CORPORATION Phone 714 ~~947454~~ 9474454

Address 1930 S. BON VIEW AVE. # 19

Classification or type of business PUMP MFG.

Name of KENNETH R. BROMBY (owner) Address 14723 BLUE BELL CHINO HILLS, CA 91710 Phone 714 5975392

or

Name of _____ (manager) Address _____ Phone _____

= = = =

TRACT # _____ LOT # _____

200 EAST "B" STREET [illegible] TEL. (714) 595-1101

VC # _____ VAR # _____ DAB/FILE # 2197-5

BUILDING ADDRESS 1930 Bon View Front Half

OWNER Tri-Pacific Dev. Inc.

MAILING ADDRESS 2140 So. Hacienda Blvd. Suite

CITY Hacienda Heights ZIP 91745 TEL. 333-9833

CONTRACTOR Roddy Mfg Inc

ADDRESS 19589 Bluffwood St.

CITY Rowland Hts ZIP 91748 TEL. 714/598-5836

STATE LIC. & CLASSIF. 395514 C-20 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: misc mech.

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE Chas R. Roddy DATE 11-18-80

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044 Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

am exempt under Sec. B & PC for this reason

Date Owner

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800 Labor Code).

Policy No. Company

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 11-18-80

Mailing Address 19589 Bluffwood ST

City, State, Zip Covina, Ca 91722

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

ACCOUNT #

**PLAN CHECK FEES**

| | | |
|---|---|---|
| PERMIT # | | 01-32101 |
| PLAN CHECK # | | 01-32108 |
| PARK & REC. AQUISITION FEE # | | 07-31901 |
| EARTHQUAKE FEE # | | 01-218-116 |
| SEWER CAPITAL ASSESSMENT FEE # $800 EA. | | 01-37210 |
| SEWER ASSESSMENT FEE # $ EA. | | 01-37211 |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES # $

WATER HEATERS

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER #

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32106

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES ACCT. #01-32103

**MECH. FEES**

| | | |
|---|---|---|
| HEATING [illegible] M/BTU A C [illegible] M/BTU | | 17 00 |
| OTHER Heating M/Btu 0 100 / Ref | | 13 50 |
| PERMIT FEE # | | 10 00 |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | 40 50 |

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

35915 TOTAL ALL FEES (PAY THIS AMOUNT) $ 40 50

PERMIT NO. _____ DATE 11-18-80

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS STEEL | | |
| PLUMBING | | |
| CONDUCTOR | | |
| PLUMBING | | |
| ELECTRIC | | |
| | 7/24/81 | CS |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED:

CONDITIONS

INSPECTOR'S NAME

INITIAL

SEWER DIAGRAM

12/1/81

# DEPARTMENT OF BUILDING AND SAFETY

ONTARIO, CALIF. 91764 TEL. (714) 988-1181

LOT # _____ 303 EAST "B" STREET

PC # _____ VAR # _____ DAB/FILE # 9597

BUILDING ADDRESS 1930 S Barrows (FRONT - UNIT 12)

OWNER x Ken Mooney

MAILING ADDRESS x 1930 S. Don Dr.

CITY Ont. ZIP _____ TEL. x

CONTRACTOR x Foothill Plbg. Co.

ADDRESS 6233 Oak Canyon Rd

CITY Yorba ZIP 91702 TEL. 935-3671

STATE LIC. & CLASSIF. x C-36 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS _____ TEL. _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE: mcs Plumbing

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ✓

NEW ✓ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Wm. E. Roff DATE 12/1/81

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5, Business and Professions Codes: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improve thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec _____ B & P C for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. _____ Company _____

x Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant: Wm E Roff x Date 12/1/81

Mailing Address _____

City, State, Zip Santa

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-22101 | |
| PLAN CHECK # | 01-38108 | |
| PARK & REC. AQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE # 5880 EA. | 01-37210 | |
| SEWER ASSESSMENT FEE # 575 EA. | 01-37211 | |
| TOTAL | | |

**PLUMBING FIXTURES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 4 | DRINK. FOUNTAINS | |
| LAVATORIES | 4 | URINALS | |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 10 @ $ 4 00 | 40 | 00 |
| WATER HEATERS 2 NT 5 00 | 10 | 00 |
| WATER ✓ GAS ✓ PIPING | 4 | 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | 10 | 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | 64 | 00 |

| | | | |
|---|---|---|---|
| HOUSE SEWER # | | | |
| PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32108 | | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. | # | ¢ |
| OCC. GROUP | SQ. FT. | # | ¢ |
| SERVICE | AMPS | # | |
| NO. UNITS | | TEMP. POWER | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE # | | | |
| TOTAL ELECTRICAL FEES ACCT. #01-32109 | | | |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C | M/BTU |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | | |

**GRADING FEES** (CITY OF ONTARIO)

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01-32106 | [illegible] | [illegible] |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

#0715

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 64 00

PERMIT NO. _____ DATE 12-1-81

APPLICATION ONLY

# INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| PLUMBING | On Previous Permit | |
| | 7/24/91 | CS |
| | 10/13/91 | CS |
| | 12/1/91 | CS |
| | 12-7-81 | C.S. Recalled 10-3-82 (82) |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME — INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

# DEPARTMENT OF BUILDING AND SAFETY

303 EAST "B" STREET — ONTARIO, CALIF. 91764 — TEL. (714) 986-1181

CUP # — VAR # — SITE PLAN FILE #

BUILDING ADDRESS 810 S. Archibald Ave. (FRONT VIEW) Bldg. 8

OWNER Archibald Industrial Park LTD-5

TM-Sauer Development Inc.

MAILING ADDRESS 2110 S. Hacienda Blvd.

CITY Hacienda Heights — ZIP 91745 — TEL. (213) 961-6800

CONTRACTOR TM-Sauer Development Inc.

ADDRESS 2110 S. Hacienda Blvd.

CITY Hacienda Heights — ZIP 91745 — TEL. (213) 961-6800

STATE LIC. & CLASSIF. 395652 B-1 — CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-Sauer Development Inc.

ADDRESS 2110 S. Hacienda Blvd. — TEL.

CITY Hacienda Heights — ZIP 91745 — STATE LIC. NO. 395652

INTENDED PERMIT USE: On Site Sewer Const.

| SQ. FT | NO. | NO. DW. |
|---|---|---|
| SIZE | STORIES | UNITS |

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE TM-Sauer Development Inc. DATE 9/16/81

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with contractors) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P.C. for the reason

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a Certificate of Exemption, as provided by Section 3700 of the Labor Code.

Company: STATE FARM

X Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name: Mettle Bank

Lender's Address: 3110 Westwood Blvd. - L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature: TM-Sauer Development Inc. Date 9/16/81

Mailing Address: 2110 S. Hacienda Blvd.

City: Hacienda Heights, Ca. 91745

**VALIDATION**

Unless otherwise stated in this space, this form constitutes a permit to do the work described herein. The permit will expire if work is not started within 120 days of issuance or if work is abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

ACCOUNT #

| | | |
|---|---|---|
| PERMIT # | 01-32101 | 01-3121 |
| PLAN CHECK # | 01-36105 | 01-3607 |
| PARK & REC. AQUISITION FEE | 01-81901 | 26-3016 |
| EARTHQUAKE FEE | 01-215-116 | 01-220.31 |
| | | TOTAL |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE # 94906 — 80

TOTAL PLUMBING FEES 01-32102 ACCT # 01-3122

HOUSE SEWER # 01-32105 — 40

PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK — 10

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125 — 50

**ELECTRICAL FEES**

OCC. GROUP — SQ. FT. — # — 70 00

OCC. GROUP — SQ. FT. — #

SERVICE — AMPS — #

NO. UNITS — TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES 01-32103 ACCT. # 01-3123

**MECH. FEES**

HEATING

SWIMMING POOL HTG. — M/BTU

AIR COND.

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES 01-32104 ACCT. # 01-3124

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES 01-32106 ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED — 120.50

TOTAL ALL FEES (PAY THIS AMOUNT) [redacted]

PERMIT NO. _____ DATE 8 AUG 81

MINIMUM SETBACK DISTANCES:

_____ FRONT SETBACK FROM CENTER LINE

_____ REAR SETBACK FROM REAR PROPERTY LINE

_____ SIDE STREET SETBACK FROM CENTER LINE

_____ SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY 907

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | 8/12/81 | PBM | |
| U GRND PLUMBING | | | |
| U GRND ELECT | | | |
| U GRND MECH | | | |
| POOL STEEL BOND | | | |
| | | | |
| SLAB GRADE | 8/17/81 | CS | |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | | | |
| ROUGH ELECTRIC | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | 9/4/81 | CS | |
| ROOF SHEATHING | 9/4/81 | CS | |
| SHEAR PANELS | | | |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| PLBG TOP OUT | | | |
| FIREPLACE THROAT | | | |
| FIREPLACE BOND BEAM | | | |
| FIREPLACE TOP OUT | | | |
| MASONRY BOND BEAM | | | |
| LATH EXTERIOR | | | |
| LATH INTERIOR | | | |
| DRYWALL NAIL | | | |
| | | | |
| SEWER | 9/29/81 | CS | |
| GAS TEST | | | |
| POOL FENCE | | | |
| PR. PLASTER POOL | | | |
| P TRAP | | | |
| FINAL PLUMBING | | | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | | | |
| PERSON TO CALLED | | | |
| JOB CO CALLED | | | |
| | | | |

**MISCELLANEOUS REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| LAB REQ | | |
| SITE PLAN | | |
| ARRANGE | | |
| CAP | | |

**SEWER DIAGRAM**

as built

TRACT # _____

LOT # _____

PC # _____ V.S.I. _____ DATE ISSUED _____

BUILDING ADDRESS 1914 Bon View #2, #6, #7

OWNER Tri-Pacific Development

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL -

CONTRACTOR Tri-Pacific Development

ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL (714) 947-5068

STATE LIC & CLASS B 395652 CITY LIC NO 13894

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Electrical Service (4)

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL NEW ☒ ADD ☐ COMMERCIAL ☐ ALTER ☐ INDUSTRIAL ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE _____ 9/27/85 DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the builder or improver who does so and sells within one year of completion of the structure will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

Owner _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Carrier State Farm Policy Number D-185

Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

This certificate must be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that after making this Certificate of Exemption, I should become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

SIGNATURE _____ Date 9/27/85

**VALIDATION**

Without validation in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING | EPA

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 26-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 26-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ | | |
| OCC. GROUP | SQ. FT. @ | | |
| SERVICE 4 AMPS | 100 @ | 12.50 | 50 00 |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | | 10 00 |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU A/C | M/BTU | 60 00 |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | | |

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106 80 00

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) CK 60 00

19__

PERMIT NO _____ DATE 9/27/85

(998) 1101 06785

CITY OF ONTARIO

909

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-27-85 | B. Rau |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-27-85 | BR Recalled 10-1-85 |
| GAS CO. CALLED | | |

| OTHER DEPARTMENT REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ LOT # _____

CITY OF ONTARIO
303 EAST "B" STREET, ONTARIO, CALIF. 91764

BUILDING AND SAFETY
TEL. (714) 988-1181

PC # _____ VAR # _____ DAB/FILE # None Req

BUILDING ADDRESS: 1930 S. Bon View #18
OWNER: Tri-Pacific Development
MAILING ADDRESS: 1930 S. Bon View
CITY: Ontario ZIP: 91761 TEL: 947-5088
CONTRACTOR: Alex Rojano Inc.
ADDRESS: 15320-B Proctor Ave
CITY: City of Ind. ZIP: 91745 TEL: 330-0984
STATE LIC & CLASS: 453113 -C-10 CITY LIC NO
ARCH. ENGR DESIGNER
ADDRESS
CITY ZIP TEL
STATE LIC NO
INTENDED USE: New elect service (600)
NO STORIES NO. DW UNITS
RESIDENTIAL NEW ADD X ALTER REPAIR DEMOLITION
COMMERICAL X INDUSTRIAL

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X Alex Rojano 6-7-84
(SIGNATURE) DATE

OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P C for this reason

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation insurance, or a certified copy thereof (Sec. 3800, Labor Code).

X 2.74 Employers Benefits Inc. for the following insurance company

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

I understand that after making this Certificate of Exemption, should I become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

There is hereby given to the undersigned authority notice in writing that I have employed, and will employ, the following bank as the construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

X Alex Rojano Date 6-7-84
Name

VALIDATION

Any permit validated in this space this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES @ $ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | | |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | 2 - 120 lines | 4 00 |
| OCC. GROUP SQ FT @ | | |
| OCC. GROUP SQ FT @ | | |
| SERVICE 1 AMPS 200 @ | | 12 50 |
| NO. UNITS ~~TEMP. POWER~~ 1 Subpanel | | 12 50 |
| NO. MOTORS | | |
| SWIMMING POOL SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | 39 00 |

**MECH. FEES**

| | |
|---|---|
| HEATING M/BTU A/C M/BTU | |
| OTHER | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES ACCT #01-32104 | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

38734 TOTAL ALL FEES (PAY THIS AMOUNT) $ 39 00

PERMIT NO _____ DATE 6-7-84

911

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG/SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLUG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 6-8-84 | [signature] |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | 6-8-84 | C Franco |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D & B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

LOT # _____ 300 EAST "B" STREET [redacted] TEL. (714) [redacted]

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Bon View #16

OWNER Daryl Metz

MAILING ADDRESS 1930 Bon View #16

CITY Ontario ZIP 91761 TEL

CONTRACTOR Owner Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS# CITY LIC NO

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE ELECT. MAIN TO SUB-PANEL

SQ. FT. [redacted] NO. STORIES [redacted] NO. DW. UNITS [redacted]

RESIDENTIAL NEW ☐ ADD ☒ COMMERICAL ☐ ALTER ☐ INDUSTRIAL ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P's for the project

11-26-84-X

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the State Compensation Insurance Fund (Sec. 3800, Labor Code).

Policy No. Company

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

In addition to the foregoing, I understand that if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Contractor or Authorized Agent X Date 11-28-84

**VALIDATION**

After this permit has been validated (see this space), this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

**BUILDING PERMIT FEES**

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36106 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | | | |
|---|---|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | | | |
| WATER HEATERS/POOL • SPA HEATER | | | | |
| WATER ☐ GAS ☐ PIPING | | | | |
| SOLAR COLLECTORS/TANKS | | | | |
| PERMIT FEES @ | | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | | |
| PERMIT FEES @ | | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | | | |

**ELECTRICAL FEES**

| | | | | |
|---|---|---|---|---|
| SWITCHES, RECEPTACLES | | | | |
| LIGHTING FIXTURES | | | | |
| APPLIANCE OUTLETS | | | | |
| OCC. GROUP | SQ. FT | @ | ¢ | |
| OCC. GROUP | SQ. FT | @ | ¢ | |
| SERVICE AMPS 100 | @ | | | 12 50 |
| NO. UNITS | TEMP. POWER | | | |
| NO. MOTORS | | | | |
| SWIMMING POOL/SPA ELECTRIC | | | | |
| PERMIT FEE @ | | | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | | | 22 50 |

**MECH. FEES**

| | | | | |
|---|---|---|---|---|
| HEATING | M/BTU | A.C. | M/BTU | |
| OTHER | | | | |
| PERMIT FEE @ | | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | | | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACCT. #01-32106 |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

40788

PERMIT NO. _____ DATE 11-28-84

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 11-29-84 | [illegible] |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 11-29-84 | HH |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.B. REQ. | | |
| SITE PLAN | | |
| CLEARANCE | | |
| OTHER | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

LOT # _____ TEL. (714) 935-1151

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 BOX VIEW #116

OWNER METZ A.C.

MAILING ADDRESS 20475 YELLOW BACK RD.

CITY WALNUT, CA. ZIP 91787 TEL 595-8802

CONTRACTOR OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCHITECT/ENGINEER/DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE TENANT IMPROVEMENT

SQ. FT. _____ NO STORIES _____ NO. DW UNITS _____

RESIDENTIAL NEW ADD. ALTER X REPAIR ☐ COMMERICAL ☐ INDUSTRIAL ☒ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE _____ DATE _____

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

_____ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

_____ I am exempt under Sec. _____ B & P.C. for this reason _____

6-27-84 SIGNATURE [signature]

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

SIGNATURE [signature] DATE 6-27-84

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL.* (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 15,000 |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 110 50 |
| PLAN CHECK | Bal. 38945 | 01-36106 | |
| PARK & REC. ACQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 1 05 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | | 28-37211 | |
| | | TOTAL | 111 55 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 1 | URINALS | 1 |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 5 @ $ 4 00 | | 20 00 |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☒ GAS ☐ PIPING | | 2 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 10 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | 32 00 |
| HOUSE SEWER @ | SEP PIT SEPTIC TANK | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 16 | | 8 00 |
| LIGHTING FIXTURES 4 | | 2 00 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | 20 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING ✓ M/BTU A/C ✓ M/BTU | | 12 00 |
| OTHER | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL MECHANICAL FEES ACCT #01-32104 | | [illegible] |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | TOTAL | 185.55 |
| TOTAL GRADING FEES ACCT #01-321 | CHECK | 185.55 |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 185 55

PERMIT NO. _____ DATE 6-27-84

**VALIDATION**

As indicated in this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

J.C.

BUILDING DEPART

915

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | 9/24/84 | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 9/24/84 | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | 9/24/84 | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 9/28/84 | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 11-13-84 | |
| FINAL ELECTRIC | 11-13 84 | |
| FINAL MECHANICAL | 11/21/84 | |
| FINAL BUILDING | 11/21/84 | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

11/20/84 Permanent ladder for access to roof to be installed by owner of Bld.

**SEWER DIAGRAM**

303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. 984

CUP # VAR # SITE PLAN FILE #

BUILDING ADDRESS 1990 S Bon View (BLDG B Front Section)

OWNER TRI Pacific Dev.

MAILING ADDRESS 2110 Hacienda BLVD

CITY La Habra Hts ZIP 91745 TEL. ~~717-961-6~~ 714-947-5088

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL.

STATE LIC. & CLASSIF. CITY LIC. NO. REYES

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE. OFFICE & WAREHOUSE

SQ. FT. SIZE 5500 NO. STORIES 1 NO. DW. UNITS

NEW ✓ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

NAME DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 6&PC for this reason

Date 3-31-81 Owner ✓

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a copy certified by the director of the Labor Code.

I have and will maintain

I have filed with the city

I certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. I AM AWARE OF THE PROVISIONS OF SECTION 3700 OF THE LABOR CODE WHICH REQUIRE EVERY EMPLOYER TO BE INSURED AGAINST LIABILITY FOR WORKERS' COMPENSATION OR TO UNDERTAKE SELF-INSURANCE IN ACCORDANCE WITH THE PROVISIONS OF THAT CODE, AND I WILL COMPLY WITH SUCH PROVISIONS BEFORE COMMENCING THE PERFORMANCE OF THE WORK OF THIS PERMIT. I UNDERSTAND THAT IN THE EVENT THAT I CEASE TO BE INSURED FOR WORKERS' COMPENSATION, OR BECOME SELF-INSURED UNDER SECTION 3700 OF THE LABOR CODE, I MUST FORTHWITH COMPLY WITH SUCH PROVISIONS OR THIS PERMIT SHALL BE DEEMED REVOKED.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Name

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature Date 3-31-81

Signature

**VALIDATION**

Application validated by this office. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of issuance or if work is abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| Office | 2562 | 123567 |
| Warehouse | 2613 | 45845 |
| | TOTAL VALUATION | 169413 |

ACCOUNT #

| | | | |
|---|---|---|---|
| PERMIT | RENEW & REROCK 01-3121 | 304 | 00 |
| PLAN CHECK | 01-3607 | | |
| PARK & REC. AQUISITION FEE | 28-3016 | | |
| EARTHQUAKE FEE | 01-220.31 | 304 | |
| | 24759 TOTAL | 304 | 00 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE 25989

TOTAL PLUMBING FEES ACCT # 01-3122

HOUSE SEWER 24999

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

**ELECTRICAL FEES**

OCC. GROUP SQ. FT. ¢

OCC. GROUP SQ. FT. ¢

SERVICE AMPS ¢

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25955

PERMIT FEE

TOTAL ELECTRICAL FEES ACCT. # 01-3123

**MECH. FEES**

HEATING

SWIMMING POOL HTG. M/ BTU

AIR COND. 25915

OTHER

PERMIT FEE

TOTAL MECHANICAL FEES ACCT. # 01-3124

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

TOTAL ALL FEES (PAY THIS AMOUNT) $ 304 00

PERMIT NO. DATE 3-31-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY BUILDING DEPARTMENT C...

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | | | — on previous permit |
| U GRND PLUMBING | | | — " " " |
| U GRND ELECT | | | |
| U GRND MECH. | | | |
| POOL STEEL/BOND. | | | |
| Insulation of [illegible] | 6-6-81 | RAH | |
| SLAB GRADE | | | — on previous permit |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | 7/22/81 | CS | |
| ROUGH ELECTRIC | 7/22/81 | CS | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | 7/22/81 | CS | |
| ROOF SHEATHING | 4/6/81 | CS | |
| SHEAR PANELS exterior | 4/6/81 | CS 8/10/81 | CS |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| PLBG TOP OUT | | | |
| FIREPLACE - THROAT | | | |
| FIREPLACE - BOND BEAM | | | |
| FIREPLACE - TOP OUT | | | |
| MASONRY BOND BEAM | 9/9/81 | CS | — on previous permit |
| LATH - EXTERIOR | | | |
| LATH - INTERIOR | | | |
| DRY WALL NAIL OK | 8-24-81 | CS | |
| SEWER | | | |
| GAS TEST | | | |
| FENCE | | | |
| PRE-PLASTER POOL | | | |
| FINAL | | | |
| FINAL PLUMBING | 12/11/81 | CS | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | | | |
| POISON CO. CALLED | | | |
| GAS CO. CALLED | | | |

### MISCELLANEOUS REQUIREMENTS

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| ADDRESS | | |
| SITE PLAN | | |
| CLEARANCE | | |
| FINAL | | |

### SEWER DIAGRAM

| | |
|---|---|
| EN GINEERING | |
| TR ASH BINS | |
| D I.B. REQ. | |
| S TE PLAN | |
| V ARIANCE | |
| U.P | |

1430 S. Bonview #2
No. 5

Have not been
microfilmed
10-29-87

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Mulnara Realtors.

Address 1930 S Bon View unit 12

Type of Business Realtors Office

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____ (A)

2. Is this business approved for this zone? (Yes) No (Cond. # 23 1705)

3. Pull permit packet for: EXISTING

A. Type of previous business license

Real estate Mountings

B. Date of most recent license

11-7-87

C. Building occupancy type

B-2

4. Is this a different type of business?

Yes (No)

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

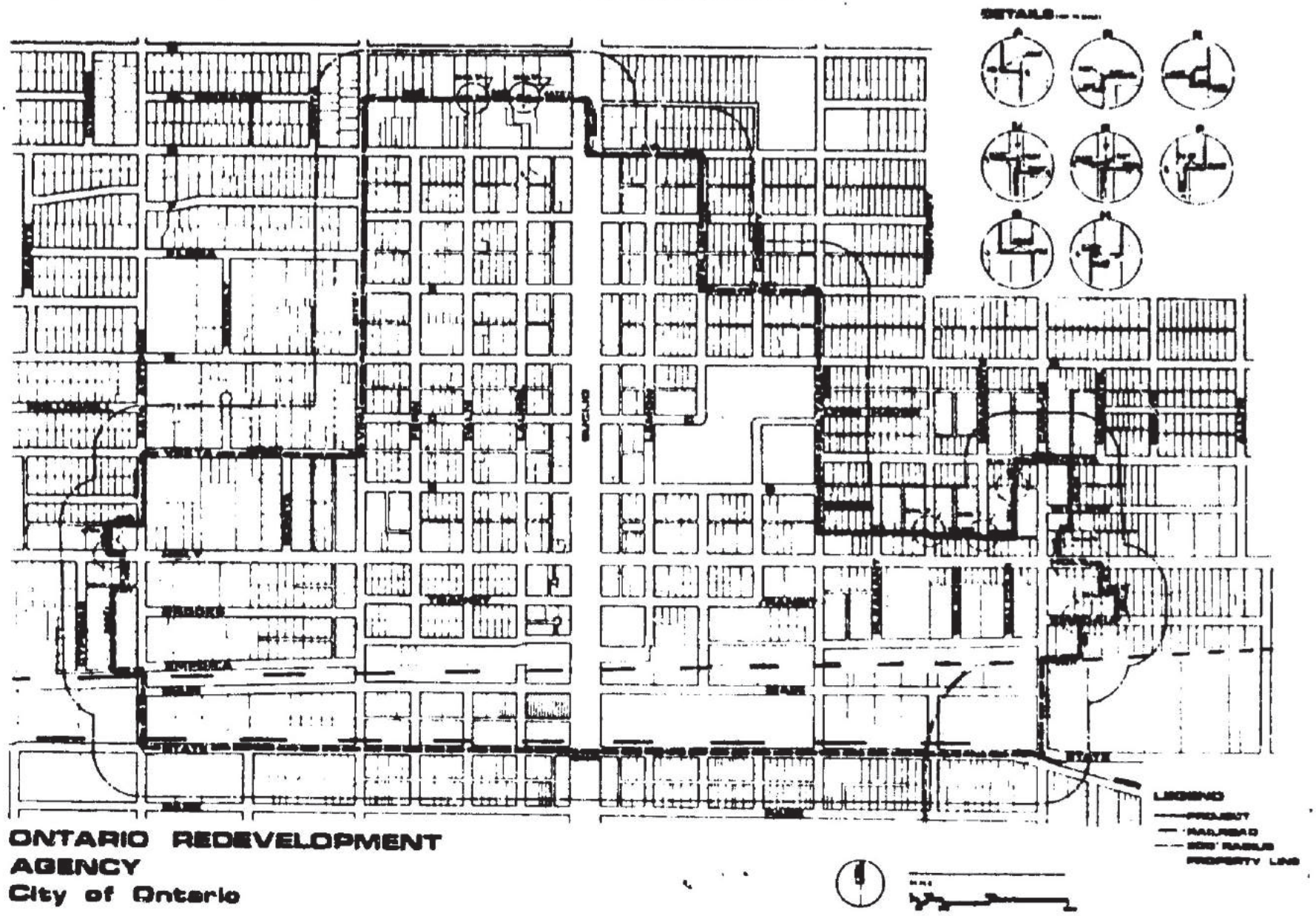
Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR [illegible] RETAIL [illegible] INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Hawaii Co Inc DBA Dupont Analytics

Address 1930 S Bonnieview Ave #12

Type of Business Mail service, accounting

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 E&D R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

A. Type of previous business license

Office of contractors/engineers developers

B. Date of most recent license

10-21-82

C. Building occupancy type

_____

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

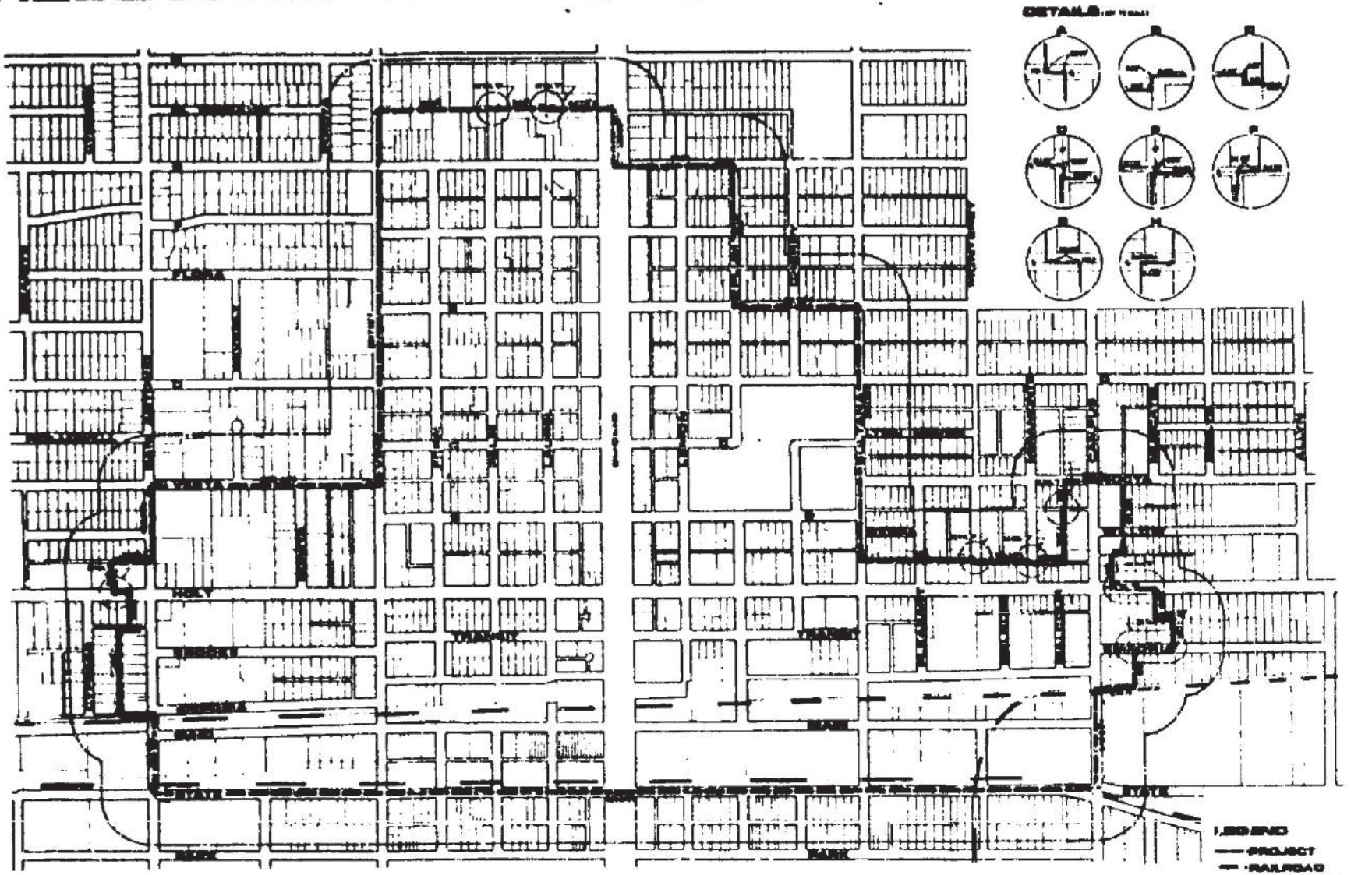
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

DATE 11-3-

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business La Jolla Pacific

Address 930 S. Bon View Ave #12

Type of Business real estate brokerage

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

A. Type of previous business license

Office of contractors engineers developers

B. Date of most recent license

10-21-83

C. Building occupancy type

_____

4. Is this a different type of business?

(Yes) No

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

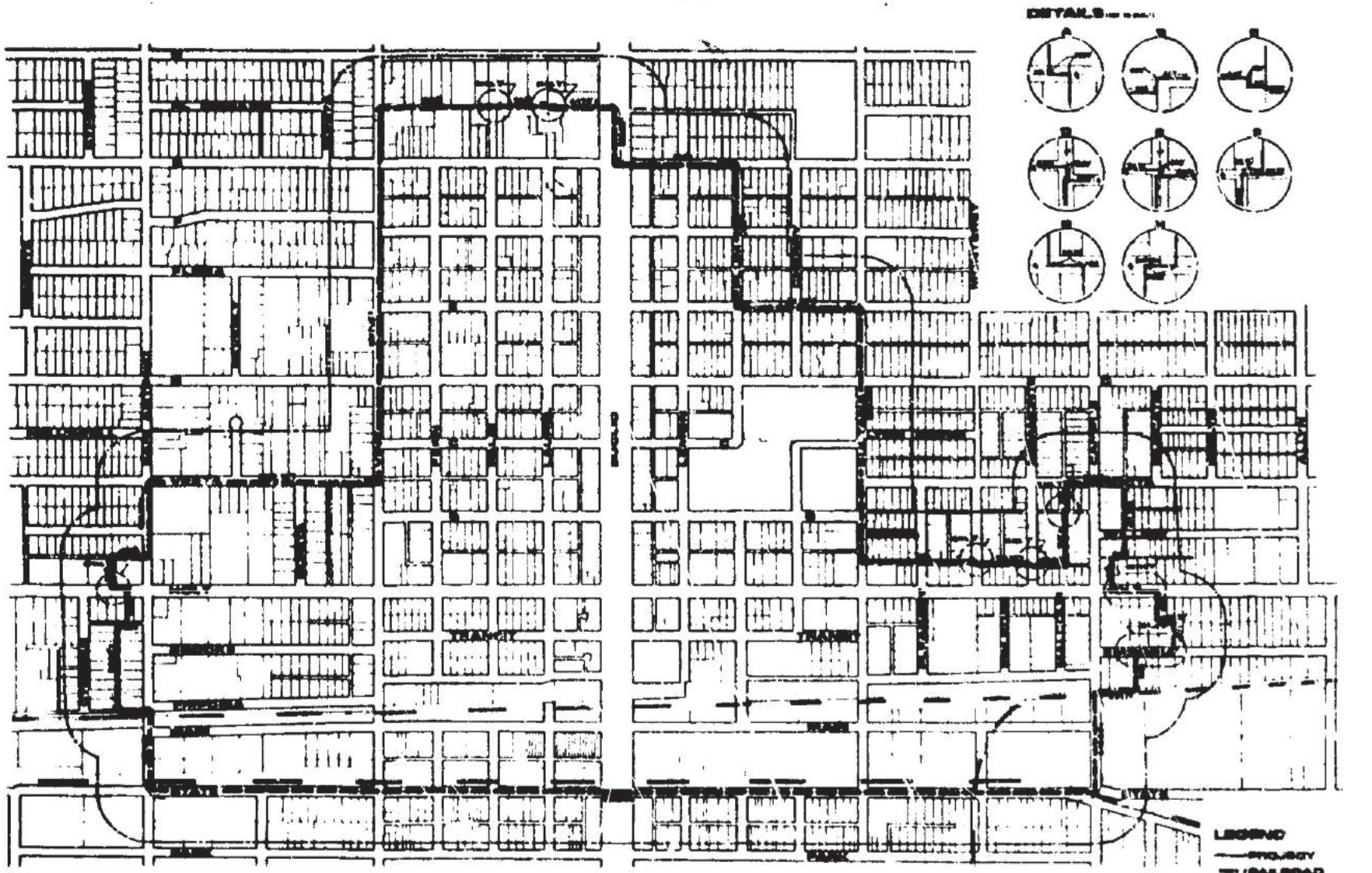
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




**ONTARIO REDEVELOPMENT AGENCY**
**City of Ontario**

CITY OF ONTARIO

DATE 3-9-88

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BY: [illegible]

BUSINESS LICENSE

Name of Business California Screen Company

Address 1930 E. Bonview unit B

Type of Business manufacturing silk screen

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # 9-3178

3. Pull permit packet for:

A. Type of previous business license

Real estate brokerage

B. Date of most recent license

11-20-87

C. Building occupancy type

B

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

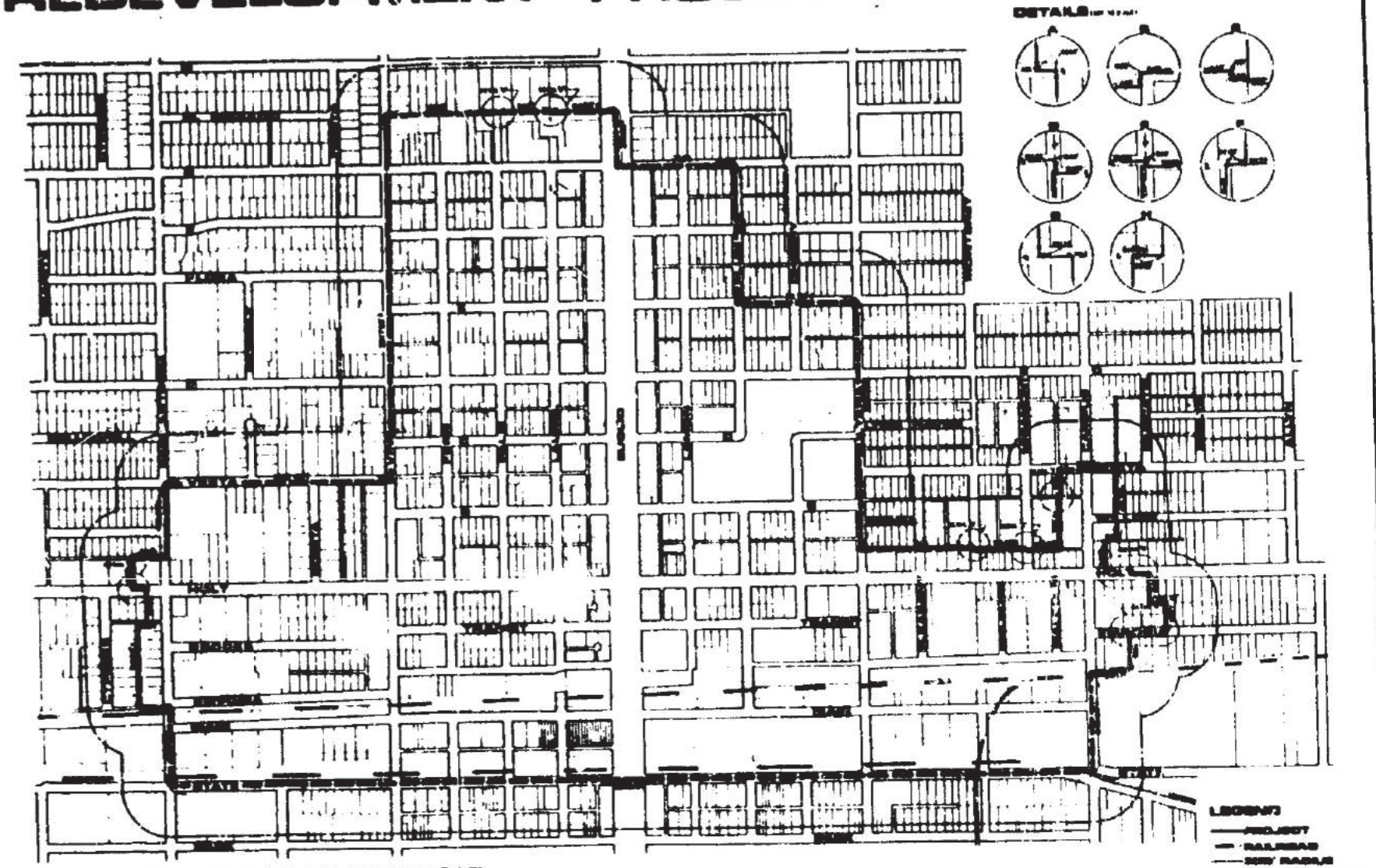
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (—) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Quality Offset Printers PHONE: 947-1433

ADDRESS: 1930 Bon View #14 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Print shop

OWNER'S NAME: Joe Mendoza ADDRESS:
Prtr

PHONE: 714-350-3284

OTHER NAME: ADDRESS:

PHONE:

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

I-31746L SQUARE FOOTAGE: 1,400

DATE: 5/17/90 LICENSE DIVISION

BY: LME

FORM #28 (6/89)

CHECK LIST COMMERCIAL AND INDUSTRIAL BY: P. Francis

## BUSINESS LICENSE

Name of Business: California Delite

Address: 1930 S. Bundy Drive # 16

Type of Business: Frozen yogurt carbonated beverage distribution

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705(a))

3. Pull permit packet for:

A. Type of previous business license

Warehousing / Ready to Drink

B. Date of most recent license

4-7-86

C. Building occupancy type

B-2

4. Is this a different type of business?

(Yes) No

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

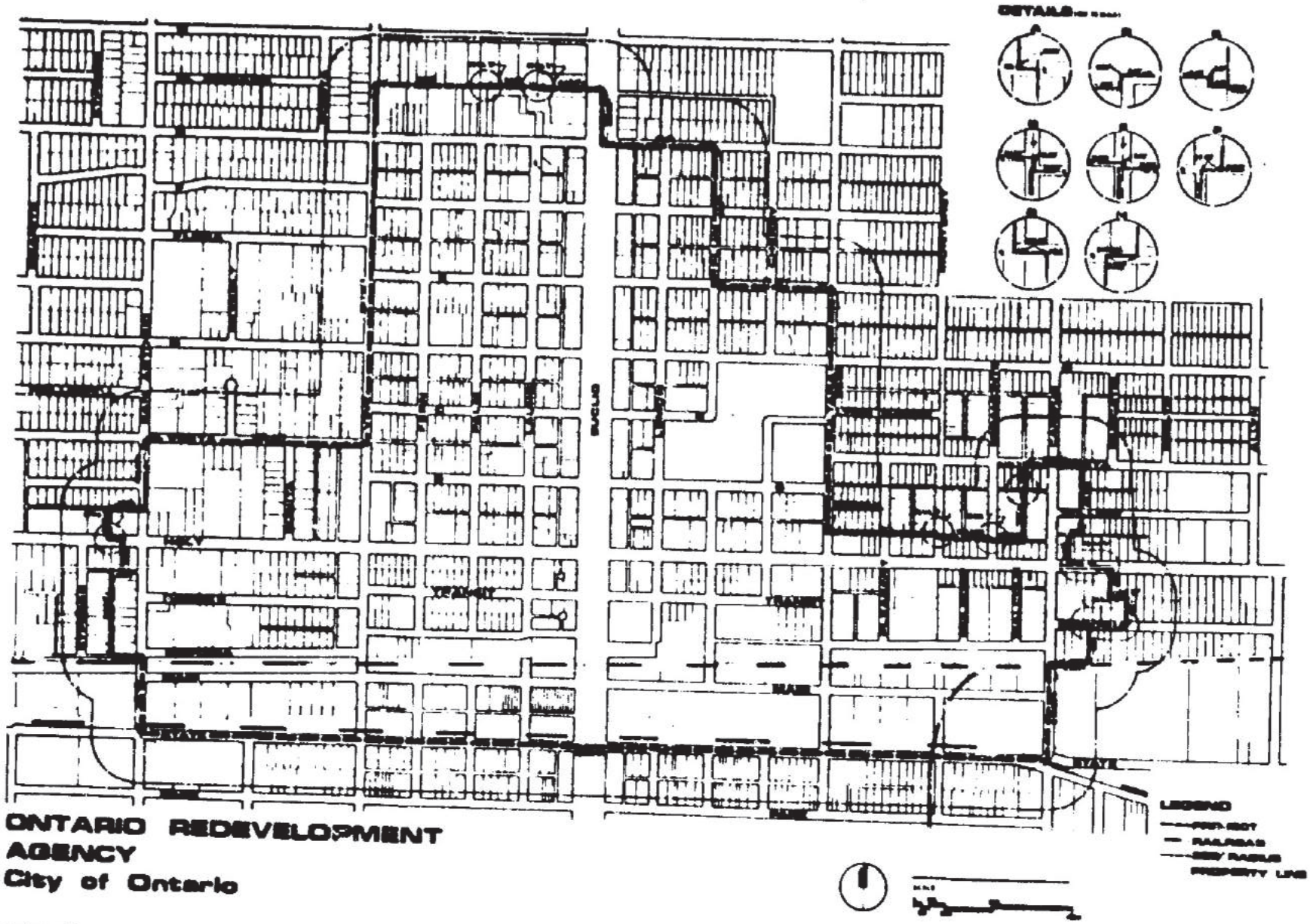
Yes (No)

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

Name of Business [redacted]

Address [redacted]

Type of Business Telephone Solicitation

1. Zone (Circle) C1 C2 C3 M1 M2 M3 RAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes (No) (Cond. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   _____

   B. Date of most recent license

   _____

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

    Yes No

    If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO
CHECK LIST FOR BUSINESS LICENSE

Date 7-24-89 By D Bell
Reviewed by _____

Name of Business Daddato Industries
Address 1930 South Vineyard #13
Type of Business machine shop

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705 (Use 32 machine shop

3. Pull permit packet for:
A. Type of previous business license more information on file for #13
B. Date of most recent license more on file for Oct 93
C. Building occupancy type B2 7-26 sent to Eng. C Franco

4. Is this a different type of business? (Yes) No
5. Is this a change of ownership only? Yes (No)
6. Will a pre-alteration be required? Yes (No)
7. Occupancy type _____
8. Occupancy size 1320
9. Is this business approved in this location (Building)? (Yes) No

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business: Ontario Cutting Service

Address: 1930 S Bon View #20

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5

2. Is this business approved for the zone? Yes No

3. Pull permit packet for:

   A. Type of previous license

   New

   B. Date of most recent license

   —

   C. Building occupancy type

   B-2

4. Is this a different type business?

   YES NO

5. Is this a change of ownership only?

   YES NO

6. Will a pre-alteration inspection be required for alterations?

   YES NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located ~~within~~ Redevelopment Project Area?

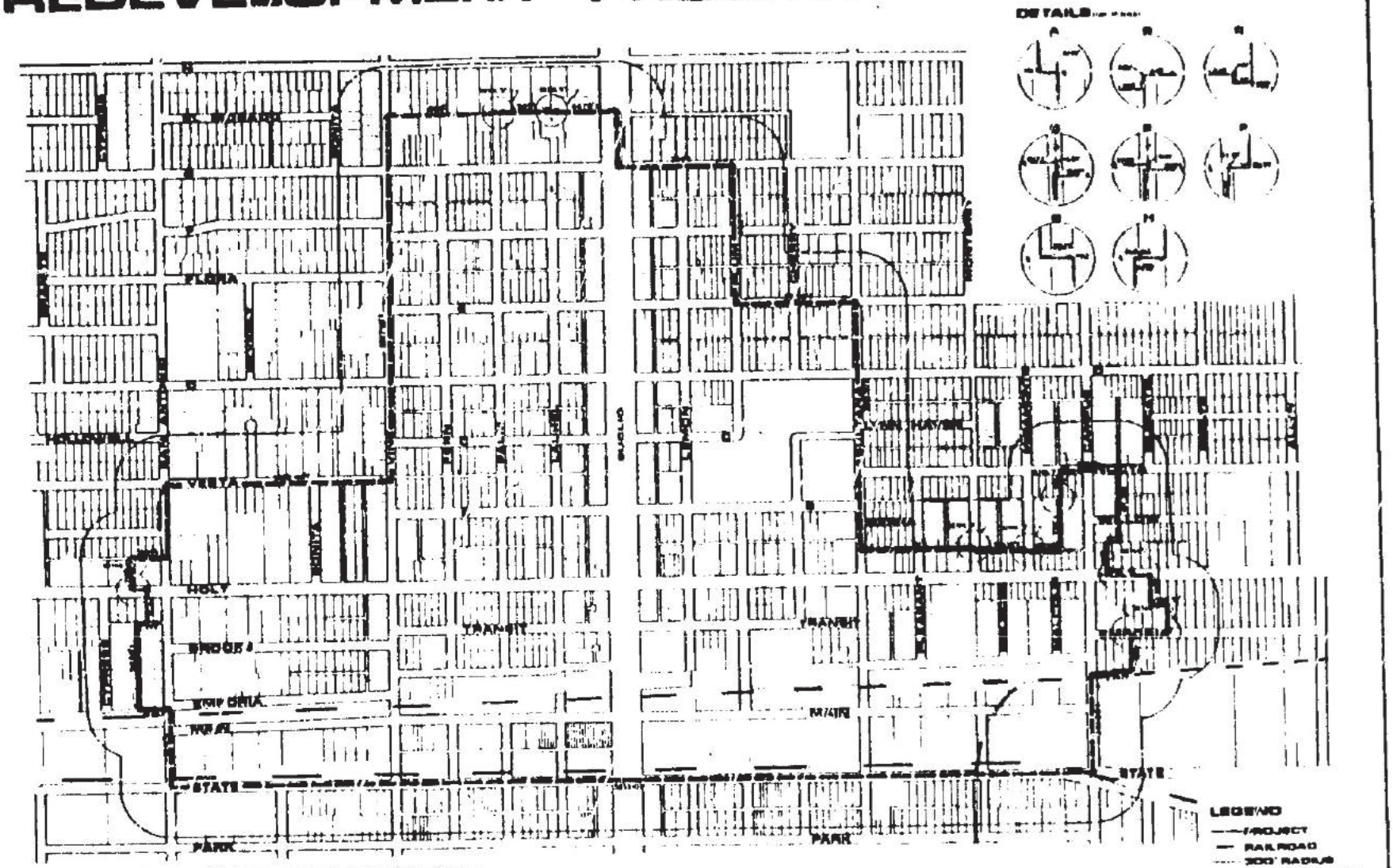
    YES NO

    If located ~~within~~ area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business COLUMN ENGINEERING, INC (mfg. medical devices)

Address 1930 So. "B" ON VIEW #20

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)

2. Is this business approved for the zone? (Yes) No (L-f)

3. Pull permit packet for:

   A. Type of previous license

   Ontario Cutlery Bev.

   B. Date of most recent license

   '84

   C. Building occupancy type

   B-2

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   YES (NO)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

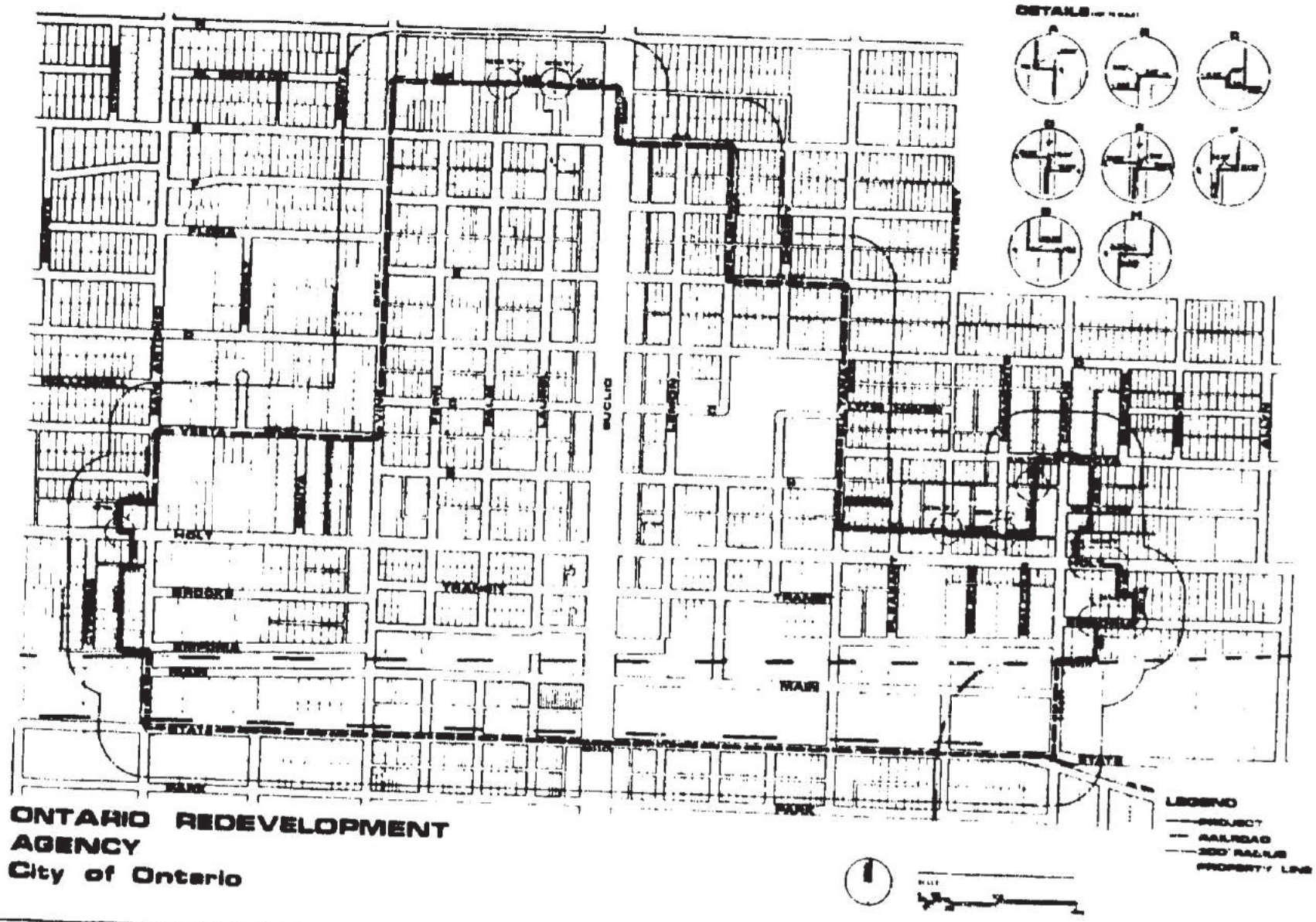
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Rigoberto Diaz

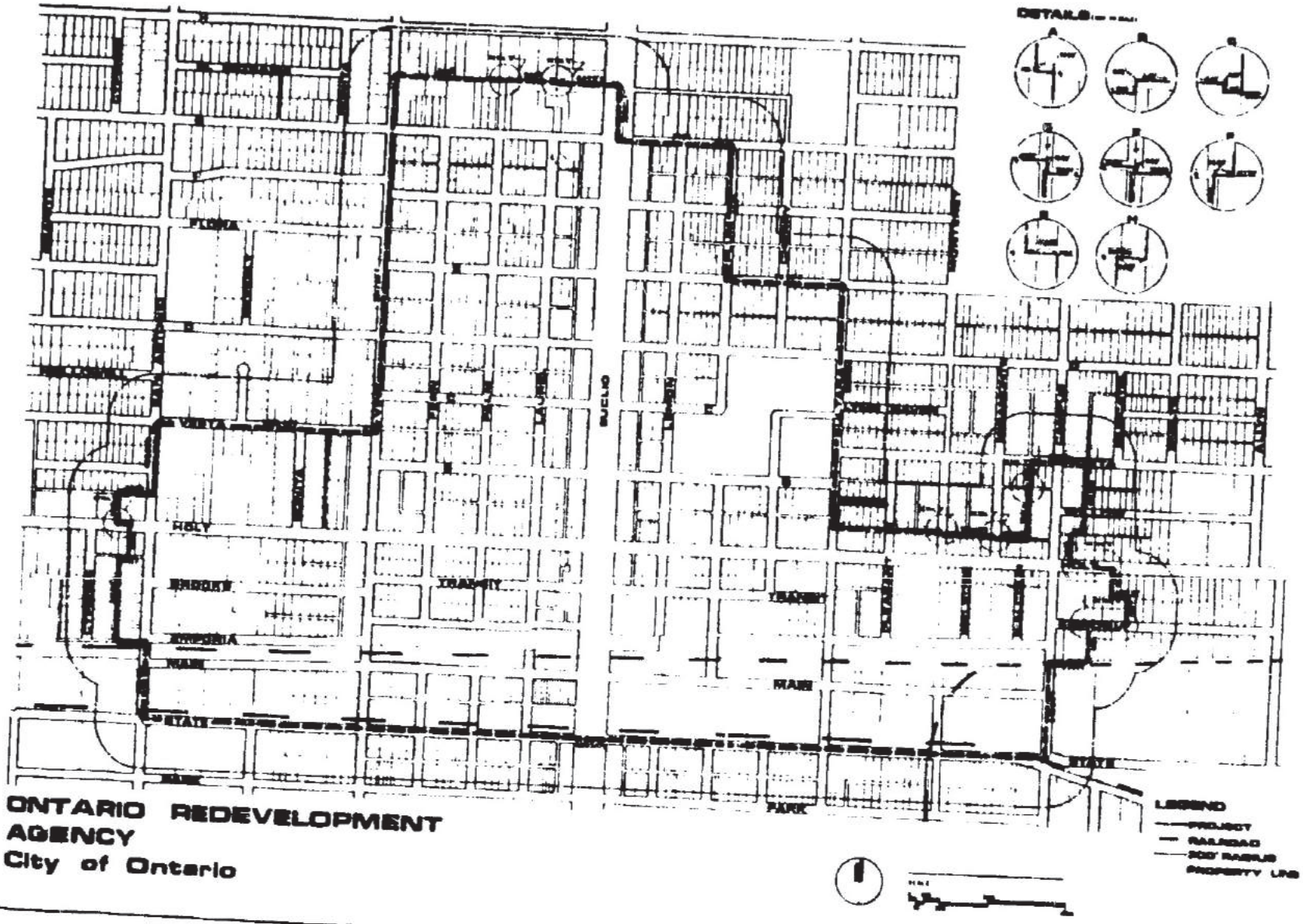
Address 1990 S. Bon View #16 (on)

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)
2. Is this business approved for the zone? (Yes) No
3. Pull permit packet for:
   A. Type of previous license
      N/A
   B. Date of most recent license
      N/A
   C. Building occupancy type
      B2
4. Is this a different type business?
   YES (NO)
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   YES (NO)
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Shamrock - Sterling Chemical Corp.

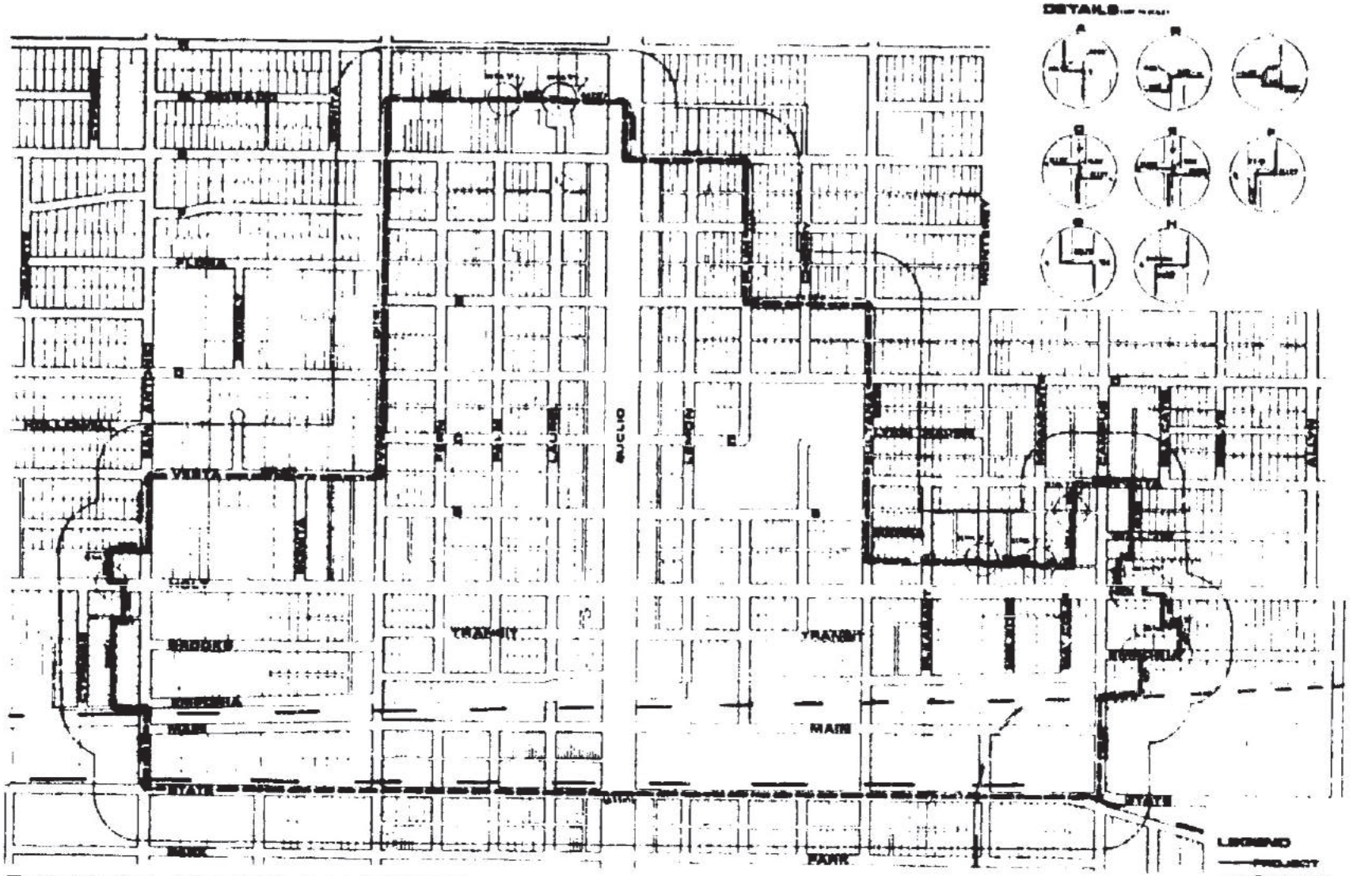
Address 1930 S. Bon View #19

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) Pump Mfg.
2. Is this business approved for the zone? (Yes) No 9-3, 1705 (ax)
3. Pull permit packet for:
   A. Type of previous license
      None on file
   B. Date of most recent license
      None
   C. Building occupancy type
      B-2
4. Is this a different type business?
   (YES) NO
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   (YES) NO
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY [signature]

# CENTER CITY REDEVELOPMENT PROJECT




**ONTARIO REDEVELOPMENT AGENCY**
City of Ontario

LOT # _____ 308 EAST "G" STREET ONTARIO, CA 91764 TEL. (714) 391-2540 PLAN NO: _____ APN 1050-371-30

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1930 BON VIEW #M

OWNER: SHAMROCK CHEMICAL

MAILING ADDRESS: 1930 Bon View

ONTARIO ZIP _____ TEL _____

CONTRACTOR: AIR MASTERS.

ADDRESS: 9439 White Oak.

RANCHO CUCA. ZIP 91730 TEL (714) 980-32

LIC # & CLASS: C20, B10, 481200 CITY LIC NO 32813

TEL _____

ZIP _____ STATE LIC NO _____

DESCRIPTION OF WORK: Install one 4 Ton A/C u

NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Russell C. Strang 1/23/

SIGNATURE DATE

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I M & P C for the reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or an exemption certificate from the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are: 3093 Company Fairmont 10-15-91

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

In addition to the foregoing, I understand that if I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Russell C. Strang 1-23-91

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT # | 01-32101 | | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | | |
| PLAN CHECK FIRE DEPT. | 01-36106 | | |
| PARK & REC. FEE SFR | 07-31903 | | |
| PARK & REC. FEE MFR | 07-31904 | | |
| EARTHQUAKE FEE RES. | 01-215-116 | | |
| EARTHQUAKE FEE COMM. | 01-215-118 | | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | | |
| MISC. | | | |
| | TOTAL | | |

| | | | |
|---|---|---|---|
| FIXTURES @ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER @ | SEP. PIT / SEPTIC TANK | | |
| PERMIT FEES # | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | | |
| OCC. GROUP SQ. FT @ ¢ | | | |
| OCC. GROUP SQ. FT @ ¢ | | | |
| SERVICE AMPS @ | | | |
| NO. UNITS TEMP. POWER | | | |
| 1 Circuit | | | 15 00 |
| PERMIT FEES @ | | | 15 00 |
| TOTAL ELECTRICAL FEES 1300 | ACCT ~~401-32100~~ | | 30 00 |
| HEATING 4T-A/C | | | 9 00 |
| PERMIT FEE # | | | 15 00 |
| TOTAL MECHANICAL FEES 1400 | ACCT ~~#01-32104~~ | | 24 00 |
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | | $ [redacted] 00 |

PERMIT NO 85123 DATE 1-23-91

DEPARTMENT USE ONLY

Plan Check Fee Paid _____

Minimum Setback Distances

Front Property Line _____ R/W _____

Rear Property Line

Setback from Center Line _____ R/W _____

Setback from Property Line

NOTE _____

APPLICATION ONLY

VALIDATION

When properly validated in the space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started

BUILDING DEPARTMENT COPY 942

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| [illegible] STEEL/UFER | | |
| [illegible] PLUMBING | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] MECHANICAL | | |
| [illegible] FRAMING/SHEATHING | | |
| [illegible] FRAMING | | |
| [illegible] SHEATHING | | |
| [illegible] PANELS | | |
| [illegible] CONSTRUCTION | | |
| [illegible] CONSERVATION | | |
| [illegible] WATER | | |
| [illegible] | | |
| [illegible] | | |
| [illegible] | | |
| [illegible]

LOT # _____ [illegible] EAST "G" STREET [illegible] UNIT 1 TEL. (714) 391-2000 APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Bon View #19

OWNER SHAMROCK CHEMICAL

MAILING ADDRESS SAME

CITY Ontario ZIP 91761 TEL 9845662

CONTRACTOR AIR MASTERS

ADDRESS 6439 WHITE OAK #108

CITY N. C. ZIP 91761 TEL 9803288

STATE LIC & CLASS C-20 C-36 481200 CITY LIC NO 22813

ARCH. ENGR DESIGNER N/A

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE Gas for AC

SQ. FT. _____ NO STORIES _____ NO. DW UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X Michael Hall 1-25-91
SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

_____ Owner

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. 243 Company Fairmont 10-15-91

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest thereon, and attorney's fees.

I understand that after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Applicant Michael Hall Date 1-25-91

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # 85123 | 01-32101 | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | |
| PLAN CHECK FIRE DEPT. | 01-36106 | |
| PARK & REC. FEE SFR | 07-31903 | |
| PARK & REC. FEE MFR | 07-31904 | |
| EARTHQUAKE FEE RES. | 01-215-116 | |
| EARTHQUAKE FEE COMM. | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| MISC. | | |
| TOTAL | | |

**PLUMBING FEES**

| | | |
|---|---|---|
| FIXTURES # | | |
| WATER HEATERS/POOL # SPA HEATER | | |
| WATER ☐ GAS ☒ PIPING 1 | | 3 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 5 00 |
| TOTAL PLUMBING FEES 1001 ~~ACCT #01-32102~~ | | |
| HOUSE SEWER @ | SEP. PIT / SEPTIC TANK | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| OCC. GROUP | SQ. FT. | @ | ¢ |
| OCC GROUP | SQ. FT. | @ | ¢ |
| SERVICE | AMPS | @ | |
| NO. UNITS | TEMP POWER | | |
| | | | |
| | | | |
| PERMIT FEES @ | | | |
| TOTAL ELECTRICAL FEES | | ACCT #01-32103 | |

**MECH. FEES**

| | |
|---|---|
| HEATING | |
| | |
| | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES | ACCT #01-32104 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACCT #01-32106 |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 18 00

PERMIT NO 85152 DATE 1-25-91 MD

**DEPARTMENT USE ONLY**

Plan Check Initials _____

Minimum Setback Distances

Street Setback from Center Line _____ R.W. _____

Street Setback from Property Line

Front Setback from Center Line _____ R.W. _____

Front Setback from Property Line

NOTE _____

**VALUATION**

When property valuation is this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME | INITIAL |
|---|---|---|---|---|
| | | | REMARKS | |

* 1/29/91 Swabb * See Permit # 85123
Swabb

SEWER DIAGRAM

* 1/29/91 Swabb

1-26-91
OTHER DEPARTMENT REQUIREMENTS

LOT # [illegible] TRACT [illegible] MAP [illegible] TEL. (714) [illegible]

PC # VAR # DAB/FILE # Tenant Imp

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E Holt

CITY Pomona | ZIP | TEL 623-6551

CONTRACTOR Owner Builder

ADDRESS

CITY | ZIP | TEL

STATE LIC & CLASS | CITY LIC NO

ARCH ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE tenant improvement for office use

SQ FT SIZE Wall 8 X 30 | NO STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER–BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 7044 B & P.C. for this reason Will not Work Outside Help

8-16-84 Owner [signature]

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. Company

Pursuant to the Workers' Compensation laws of California.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this permit. I shall be deemed revoked

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Applicant [signature] Date 8-16-84

Mailing Address 1249 E Holt

City and State Pomona CA.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| 30 B | 8 x 30 | | 340 00 |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | 11 50 |
| PLAN CHECK @ | 01-36106 | 7 47 |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | 19 47 |

**PLUMBING**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 1 | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 2 @ $ 4 00 | 8 | 00 |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☒ GAS ☐ PIPING | 2 | 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | 10 | 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | 20 | 00 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 9 | 4 | 50 |
| LIGHTING FIXTURES 4 | 2 | 00 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ FT @ | | |
| OCC GROUP SQ FT @ | | |
| SERVICE AMPS 150 @ | 12 | 50 |
| NO UNITS TEMP. POWER | | |
| NO MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | 10 | 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | 29 | 00 |

**MECH. FEES**

| | |
|---|---|
| HEATING M/BTU A/C M/BTU | |
| OTHER | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES ACCT #01-32104 | [illegible] 00 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32106 | 00 |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 68 47

PERMIT NO. DATE 8-16-84

946

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | 8-23-84 | KEB |
| ROUGH ELECTRIC | 8-23-84 | KEB |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-23-84 | KEB |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | 8-23-84 | KEB |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 8-84 | KEB |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 12-17-84 | [signature] |
| FINAL MECHANICAL | | |
| FINAL BUILDING | 12-17-84 | [signature] |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 12-18-84 | [signature] |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE:

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL:

**REMARKS**

**SEWER DIAGRAM**

TRACT # _____
LOT # _____

[redacted] EAST "G" STREET [redacted] TEL. (714) [redacted]

PC # VAR # -DAB/FILE # None Req

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E. Holt.

CITY Pomona ZIP TEL 623-6551

CONTRACTOR Owner / Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASSIF CITY LIC NO

ARCH ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Supplemental permit for plbg

NO STORIES NO DW UNITS

RESIDENTIAL NEW ADD ALTER COMMERICAL REPAIR INDUSTRIAL DEMOLITION

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER--BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code: Any city or county which requires a permit to construct alter improve demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption Any violation of Section 7031 5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec 7044 Business and Professions Code The Contractor's License Law does not apply to an owner of property who builds or improves thereon and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044 Business and Professions Code The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec B & P C for this reason

DATE 9 26 84 OWNER

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the carrier of such insurance to the effect that there is in effect a policy of insurance coverage in the amount and form required by the provisions of the Labor Code for the period of time during which any employee will be employed in the performance of the work for which this permit is issued. I certify that I have a certificate of consent to self-insure, or a certificate of insurance or a copy certified by the carrier of such insurance to the effect that there is in effect a policy of insurance coverage in the amount and form required by the provisions of the Labor Code for the period of time during which any employee will be employed in the performance of the work for which this permit is issued.

A signed copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am aware of the provisions of Section 3700 of the Labor Code which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this permit. If, after making this certificate of exemption, you should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city / county to enter upon the above-mentioned property for inspection purposes.

SIGNATURE 9.26.84

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36106 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $960 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | 5.00 |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 4.50 |
| TOTAL PLUMBING FEES | ACCT #01-32102 | 9.50 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ FT @ | | ¢ |
| OCC. GROUP SQ FT @ | | ¢ |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES | ACCT #01-32104 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32108 | 0.50 |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| TOTAL ALL. FEES (PAY THIR AMOUNT) | CASH | 9.50 |

40123

PERMIT NO _____ DATE 9-26-84 CF

**VALIDATION**

Any alteration in this space invalidates this form constitutes a permit to do the work described hereon. This permit void and inspections if work is not started within 180 days or if work is abandoned for more than 180 days

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 12-17-84 | [illegible] |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | | |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| LA H REQ | | |
| SITE PLAN | | |
| CLEARANCE | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

LOT # — SQ FEET — BL — TRACT — 1 — (714) 986-1181 — 1952

PC # C 86-4[illegible] — DAB/FILE # —

BUILDING ADDRESS: 1930 Bon View #19

OWNER: Mr Bibo

MAILING ADDRESS: Same

CITY: Ontario | ZIP: 91761 | TEL:

CONTRACTOR: Smith H+AC

ADDRESS: P.O. Box 994

CITY: Upland | ZIP: 91785 | TEL: 981-1243

STATE LIC & CLASSIF: 396406 C-20 | CITY LIC NO: 0 72682

ARCH. ENGR. / DESIGNER:

ADDRESS: | TEL:

CITY: | ZIP: | STATE LIC NO:

INTENDED PERMIT USE: H+AC unit on roof

SQ. FT. SIZE: — | NO. STORIES: — | NO. DW. UNITS: —

RESIDENTIAL: NEW ☐ ADD ☐ ALTER ☐ | COMMERICAL ☐ REPAIR ☐ | INDUSTRIAL ☒ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE: Patricia Smith 4-28-86 DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B. & P.C. for this reason: _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and the policy number are: 63-719 St Compfund 4-1-87

Fletcher copy is helpful for insurance
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand that after making this Certificate of Exemption, should be determined that I am subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender: _____

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Patricia Smith 4-28-86

P.O. Box 994

Upland 91785

VALUATION: $800

A permit authorizing the work described in this application is issued on the representation of the applicant and the information and declarations set forth herein. This permit will expire if work is not started within 180 days of its issuance or if work is abandoned for more than 180 days.

APPLICATION ONLY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | # | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|---|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $960 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ FT @ ¢ | | |
| OCC GROUP SQ FT @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING NO M/BTU A/C M/BTU | 18 | 00 |
| OTHER | | |
| PERMIT FEE @ | 10 | 00 |
| TOTAL MECHANICAL FEES ACCT #01-32104 | 28 | 00 |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 00

48673

PERMIT NO. _____ DATE 4/28/86

950

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG /SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | Blaylock 4-6-88 |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| A.B. REQ. | | |
| SITE PLAN | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX ) FIRE DEPT-FIRE PREV. BUREAU
( XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business [illegible] Phone [illegible]

Address [illegible]

Classification or type of business [illegible]

Name of [illegible] (owner) Address _____ Phone _____

or
Name of _____ (manager) Address _____ Phone _____

= = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = = =

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved; etc.

OK Eeh

Date: _____

LICENSE BUREAU

By _____

Form # 28 (9/65)

REVIEW FOR USE OR OCCUPANCY [illegible] A BUSINESS LICENSE

(XXXX) BUILDING DEPARTMENT
(XXXX) ZONING DEPARTMENT
(XXXX) FIRE DEPT-FIRE PREV. BUREAU
(XXXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business J & E SPORTWEAR Phone

Address 1930 S BON VIEW AV.E

Classification or type of business TEXTILES MFG

Name of ESPERANZA SOTO (owner) Address 324 CELIA ST. Phone 5943523

or

Name of JOSE B MENA (manager) Address Phone

= = = =

1930 S. Bon View #C

# CITY OF ONTARIO

## REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

**TO:** (XX) **BUILDING DEPARTMENT**
( ) **POLICE DEPARTMENT**
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

**NAME OF BUSINESS:** Daddato Industries **PHONE:** 947-3301

**ADDRESS:** 1930 S. Bon View #13 - Ontario 91761

**CLASSIFICATION OR TYPE OF BUSINESS:** Machine shop

**OWNER'S NAME:** Dominic Daddato **ADDRESS:** 8043 Elden Avenue Whittier
**PHONE:** 213-698-8687

**OTHER NAME:** **ADDRESS:**
**PHONE:**

The following is a description of business activities to be conducted from above location: the potential number of employees to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or produced; types of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

11-12-89 Occupancy T.O.

**SQUARE FOOTAGE:** 1,350

**DATE:** 9/17/89

**LICENSE DIVISION**

**BY:** LME

Carolyn Jones

FORM #28 (6/89)

LOT #

PC # VAR # DATE FILED No Rel

BUILDING ADDRESS 1930 Bon View Unit 20

OWNER Bon View Industrial Plaza, Ltd.

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL 947-5088

CONTRACTOR JKL-Pacific Const, Inc.

ADDRESS 1750 Fon View #12

CITY Ont ZIP 91761 TEL 947-5088

STATE LIC & CLASS B-1 395652 CITY LIC NO 161836

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tent Impromt

NO STORIES 1 NO DW UNITS

RESIDENTIAL COMMERCIAL INDUSTRIAL
NEW ADD ALTER REPAIR DEMOLITION

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

LICENSED 6/30/83 DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exempt from the Contractor's License Law because I will be employing licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The owner-builder exemption does not apply to an owner of property who builds or improves thereon, and who contracts with contractors licensed pursuant to the Contractor's License Law.).

I am exempt from the Contractor's License Law for the following reason:

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

CARRIER STATE FUND

POLICY NUMBER

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. This permit shall be deemed revoked if I fail to comply with such provisions or if this permit shall be issued in error.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

The name and address of the construction lending agency is:

I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

APPLICANT

**VALIDATION**

This permit is void unless work is commenced within 180 days of its issuance. This permit expires if work is suspended or abandoned for more than 180 days.

APPLICATION ONLY

| DOC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | 3005 |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 38 | 50 |
| PLAN CHECK @ 74448 | | 01-38105 | | |
| PARK & REC AQUISITION FEE @ | | 07-31901 | | |
| EARTHQUAKE FEE @ | | 01-215-116 | | 55 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA | | 28-37210 | | |
| SEWER ASSESSMENT FEE @ $75 EA | | 28-37211 | | |
| | | TOTAL | 39 | 00 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES @ $ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER @ | SEP PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 2 f 8 # | | 5 00 |
| LIGHTING FIXTURES 3 ⊕ | | 1 50 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ FT @ ¢ | | |
| OCC. GROUP SQ FT @ ¢ | | |
| SERVICE 100 AMPS @ | | 12 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | 29 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER Wall Heater | | 6 — |
| PERMIT FEE @ | | 10 — |
| TOTAL MECHANICAL FEES | ACCT #01-32104 | 16 — |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | TOTAL | 34 00 |
| TOTAL GRADING FEES | ACCT #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION EASEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 84 00

501

PERMIT NO DATE 5 10 83

955

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG/SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | 8-31-83 | RD |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-31-83 | RD |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | 9-7-83 | R |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-14-83 | R |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | 9 15 83 | CF |
| GAS CO CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| LABS REQ | | |
| FIRE PLAN | | |
| CLEARANCE | | |
| | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

LOT # _____ SUBDIV _____ TEL (FH) _____

PC # _____ VAR # _____ DAB/FILE # 1Vu - 82

BUILDING ADDRESS 1930 BON VIEW, UNIT 19

OWNER BON VIEW IND. PLAZA, LTD.

MAILING ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

CONTRACTOR TTI-PACIFIC DEV., INC.

ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

STATE LIC & CLASS B 1 345652 CITY LIC NO 161831

ARCH. ENGR. DESIGNER

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO _____

INTENDED PERMIT USE TENET IMPROVEMENT

SIZE — NO STORIES 1 NO. DW UNITS —

RESIDENTIAL NEW _____ ADD _____ COMMERICAL ALTER X REPAIR _____ INDUSTRIAL X DEMOLITION _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ 8/3/83 DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure, or a certificate of Workers' Compensation insurance, or a copy certified by the insurance carrier that has been filed with the Director of Industrial Relations showing that I have insurance in at least the amounts required by the provisions of Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California, and if after making this certificate of exemption I become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

STATE FUND

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

SIGNATURE _____ DATE 8/3/83

OWNER

**VALIDATION**

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days (Sec. 106.4.4 Uniform Building Code). In addition, this permit will expire if work is not started within 90 days after the date of issuance.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | 450 |

TOTAL VALUATION

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 44 50 |
| PLAN CHECK @ 34447 | | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | 45 00 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 28 @ | 5 | 00 |
| LIGHTING FIXTURES 30 | 1 | 50 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT @ | | |
| OCC GROUP SQ. FT @ | | |
| SERVICE 100 AMPS @ | 12 | 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | 10 | 00 |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | 29 | 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER Wall Heater | 6 | — |
| PERMIT FEE @ | 10 | — |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | 16 | — |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | CITY OF ONTARIO | |
| TOTAL GRADING FEES ACCT. #01-32 | [illegible] | |
| SEWER ASSESSMENT FEES PAID YES NO | [illegible] | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 90 00

5

PERMIT NO _____ DATE 8-3-83

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | 8-31-83 | BD |
| ROUGH MECHANICAL | 8-31-83 | BD |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-31-83 | BD |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 9-1-83 | BD |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-20-83 | BD |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-15-83 | CK |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.B. REQ. | | |
| T.E. PLAN | | |
| APPLIANCE | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Column Engineering, Inc. Phone 947-3000

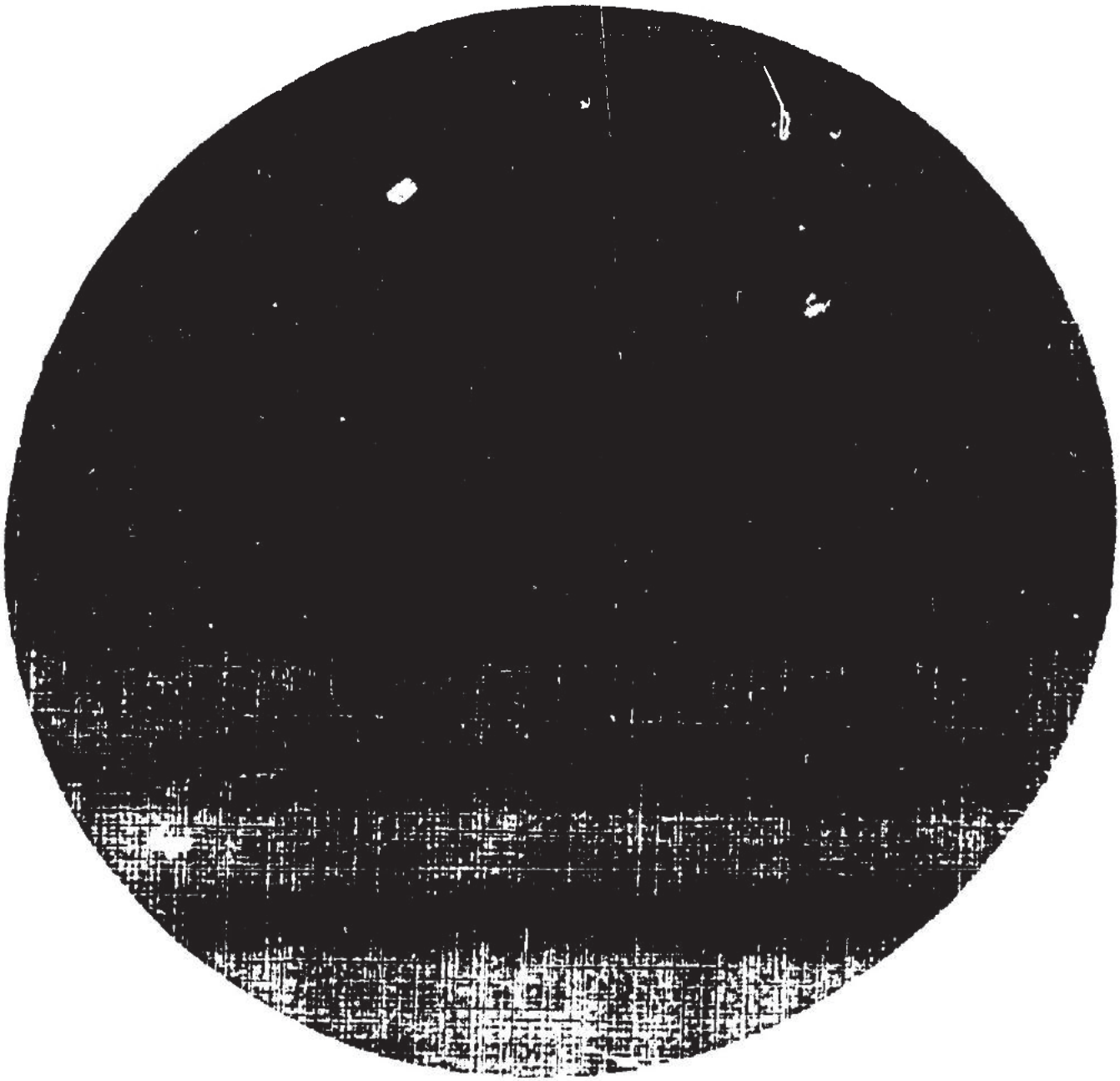
Address 1930 S. Bon View Ave #20

Classification or type of business Manufacturing Engineering-Manufacturing Medical Devices

Name of John H. Wieser (Pres) (owner) Address ~~1722 Mitchell Ave #136 Tustin 92680~~ 13423 Yorba Linda Phone ~~832-1[illegible]~~ 591-2908

or
Name of _____ (manager) Address _____ Phone _____

= = = =



MICROFILMING SERVICE, INC.

1930 S. Bon View

LOT # _____ 303 BAN _____ APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 S. BON VIEW 13

OWNER DOMINIC DADDATO

MAILING ADDRESS 1930 S. BON VIEW

CITY ONT. ZIP _____ TEL 947-3301

CONTRACTOR GLOR ELECTRIC

ADDRESS P.O. BOX 1529

CITY CHINO ZIP 91708 TEL 947 1633

STATE LIC & CLASS# C-10 477321 CITY BUS LIC NO OKAY

ARCH. ENGR. DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE ELECTRIC - sub panel

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____ 2-7-91
SIGNATURE DATE

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) to whom must be issued a valid contractor's license under this Chapter.)

I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

I have filed with the City _____ (Certified copy is hereby furnished)

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this certificate of exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 2-7-91

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| BUILDING PERMIT FEES | PERMIT @ | 01-32101 | |
| | PLAN CHECK BLDG. DEPT. | 01-36120 | |
| | PLAN CHECK FIRE DEPT. | 01-36106 | |
| | PARK & REC. FEE SFR | 07-31903 | |
| | PARK & REC. FEE MFR | 07-31904 | |
| | EARTHQUAKE FEE RES. | 01-215-116 | |
| | EARTHQUAKE FEE COMM. | 01-215-118 | |
| | SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| | SEWER ASSESSMENT FEE @ $75 EA | 28-37211 | |
| | MISC | | |
| | | TOTAL | |
| PLUMBING FEES | FIXTURES @ | | |
| | WATER HEATERS/POOL & SPA HEATER | | |
| | WATER ☐ GAS ☐ PIPING | | |
| | SOLAR COLLECTORS/TANKS | | |
| | PERMIT FEES @ | | |
| | TOTAL PLUMBING FEES | ACCT #01-32102 | |
| | HOUSE SEWER @ | SEP PIT / SEPTIC TANK | |
| | PERMIT FEES @ | | |
| | TOTAL HOUSE SEWER & SANITATION FEES | ACCT # | |
| ELECTRICAL FEES | OCC GROUP SQ. FT. @ | | |
| | OCC GROUP SQ. FT. @ | | |
| | SERVICE AMPS @ | | |
| | NO. UNITS TEMP. POWER | | |
| | 1 Sub panel | | 11 00 |
| | PERMIT FEES @ | | 15 00 |
| | TOTAL ELECTRICAL FEES | 130 | 26 00 |
| MECH. FEES | HEATING | | |
| | PERMIT FEE @ | | |
| | TOTAL MECHANICAL FEES | ACCT # | |
| GRADE FEES | CUBIC YARDS | | |
| | TOTAL GRADING FEES | ACCT # | |
| | SEWER ASSESSMENT FEE PAID YES NO | | |
| | AVIGATION AGREEMENT REQUIRED YES NO | | |
| | TOTAL ALL FEES (PAY THIS AMOUNT) | | $ 26 00 |

PERMIT NO. 85277 DATE 2/7/91

DEPARTMENT USE ONLY ZONE _____ NOTE _____

Minimum Setback Distances

APPLICATION ONLY

VALIDATION

962

INSPECTION RECORD

3-5-91 RD

3-5-91



MICROFILMING SERVICES, INC.
180 Vander St P.O Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1930 Bon View

URTM

LOT # _____ 303 EAST "B" STREET ONTARIO, CA 91764 TEL. (714) 391-2546 PLAN NO: _____

FC # _____ WR # _____ DAB/FILE # _____ APN 1050-111-32

BUILDING ADDRESS 1930 S BON VIEW #13

OWNER Daddato

MAILING ADDRESS SAME

CITY ONTARIO ZIP 91761 TEL (909) 947-3301

CONTRACTOR R&M ENTERPRISES

ADDRESS 5120 SCHAEFER AV

CITY CHINO, Ca ZIP _____ TEL (909) 628-0045

STATE LIC & CLASSIF 523412 C-20 CITY LIC NO _____

ARCH. ENGR DESIGNER _____ ADDRESS _____ CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PRIMARY USE HVAC for Ind Bldg

SQ. FT SIZE _____ NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. I am exempt from the Contractor's License Law for the following reason: I am not required to obtain a license because the work I perform does not require a license.

I am exempt under Sec. _____ B.&P.C. for this reason _____

WORKER'S COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Ins. Co. Stock Fund Policy No. 4/1/93

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and I understand that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

There is no construction lending agency for the performance of the work for which this permit is issued.

Lender's Name _____

Lender's Address _____

DEPARTMENT USE ONLY

Minimum Setback Distances

Front _____ Rear _____ Side _____ Side _____

Setback from Property Line _____

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | |
| PLAN CHECK FIRE DEPT. | 01-36106 | |
| PARK & REC. FEE SFR | 07-31903 | |
| PARK & REC. FEE MFR | 07-31904 | |
| EARTHQUAKE FEE RES. | 01-215-116 | |
| EARTHQUAKE FEE COMM. | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| MISC. | | |
| | TOTAL | |

**PLUMBING**

| | | |
|---|---|---|
| FIXTURES @ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☑ PIPING | | 3 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 15 00 |
| TOTAL PLUMBING FEES 1100 | ACCT #01-32102 | 18 00 |
| HOUSE SEWER ☐ SEP PIT ☐ SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC. GROUP SQ FT @ | C | |
| OCC. GROUP SQ FT @ | C | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| | | 3 00 |
| PERMIT FEES @ | | 15 00 |
| TOTAL ELECTRICAL FEES 1800 | ACCT #01-32103 | 18 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING | | |
| AU 5½ Ton | | 18 00 |
| PERMIT FEE @ | | 15 00 |
| TOTAL MECHANICAL FEES 1400 | ACCT #01-32104 | 33 00 |

**GRADE FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACCT #01-32107 |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 69 00

PERMIT NO 13687 12/14/92

NOTE _____

RECEIVED
DEC 14 1992
REVENUE DEPT.

APPLICATION ONLY

VALIDATION

When properly validated at this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

BUILDING & SAFETY DEPARTMENT

INSPECTION RECORD

DeMaio BL

1-13-93 BL

12-14-94 BL
12-14-94 BL

1-20-93 (44)

- 1930 Bon View -

LOT # _____ 1601 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546 PLAN NO: _____ APN 1050-34[illegible]

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 BON VIEW AVENUE
OWNER BON VIEW PLAZA
MAILING ADDRESS 1930 BON VIEW AVE #19
CITY ONTARIO ZIP 91761 TEL 9474454
CONTRACTOR OWNER
ADDRESS _____
CITY _____ ZIP _____ TEL _____
STATE LIC & CLASS _____ CITY LIC NO _____
ARCH. ENGR. _____
DESIGNER _____
ADDRESS _____ TEL _____
CITY _____ ZIP _____ STATE LIC NO _____
INTENDED USE Reroof - Tear Off apply elastomeric roof
SQ. FT. SIZE _____ NO. STORIES 0 NO. DW UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 2/10/95
SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.

☐ I am exempt under Sec. _____ B & P.C. for this reason: _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires Division of Industrial Safety Permits for certain types of construction before the commencement of the construction work.

I certify that no excavation 5 feet or more in depth into which a person is required to descend will be made in connection with work authorized by this permit, and that no trenching 5 feet or more in depth will be made in connection therewith, or if so, that the requirements of Industrial Safety Orders relative thereto will be complied with.

As owner-builder, I will not employ any person in connection with work authorized by this permit unless I first notify such person that Division of Industrial Safety permits may be required for excavations or trenches and that certain safety orders relative thereto may be applicable to the employment. I will also notify such person that he may contact the Division of Industrial Safety for further information.

Division of Industrial Safety Permit Number _____

Contractor or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| Reroof | 26 | 200.00 | 5,200. |
| | | | |
| | | TOTAL VALUATION | 5,200. |

**BUILDING PERMIT FEES**

| | | |
|---|---|---|
| PERMIT @ | 1000 | 81 00 |
| PLAN CHECK BLDG. DEPT. | 1001 | |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | 1 09 |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| MISC | | |
| TOTAL | | 82 09 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS |
| WATER CLOSETS | | | INTERCEPTORS |
| LAVATORIES | SINKS | | DRAINS |

TOTAL FIXTURES _____ @ $ _____
WATER HEATERS/POOL • SPA HEATER
WATER ☐ GAS ☐ PIPING
PERMIT FEES @
TOTAL PLUMBING FEES ACCT. 1100
HOUSE SEWER @ SEP. PIT SEPTIC TANK
PERMIT FEES @
TOTAL HOUSE SEWER & SANITATION FEES ACCT. 1200

**ELECTRICAL FEES**

OCC. GROUP SQ. FT. @ C
SWITCHES/RECEPTACLES @
LIGHTING FIXTURES @
SERVICE AMPS @
NO. MOTORS @
PERMIT FEES
TOTAL ELECTRICAL FEES ACCT. 1300

**MECH. FEES**

HEATING M-BTU
A.C. M-BTU
PERMIT FEE @
TOTAL MECHANICAL FEES ACCT. 1400

**GRADE FEES**

CUBIC YARDS
TOTAL GRADING FEES ACCT. 1500

SEWER ASSESSMENT FEES PAID YES NO
AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 82 09

PERMIT NO 101852 DATE 2/10/95

NOTE _____

12-11-1995 01-01082-01-21511: $82.09

**DEPARTMENT USE ONLY** M2.5

Minimum Setback Distances

_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street Setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

**VALIDATION**

When properly validated on this space, this form constitutes a permit to do the work described herein. This permit shall expire if work is not started within 180 days or if work is abandoned for more than 180 days.

969

APPLICATION ON[illegible]

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME _____ INITIAL _____ REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS FORMS STEEL/UFER | | | |
| U. GRND PLUMBING | | | |
| U. GRND ELEC. | | | |
| SLAB GRADE | | | |
| ROUGH ELECTRIC | | | |
| ROUGH PLUMBING | | | |
| PLBG. TUB CUT | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| FLOOR SHEATHING | | | |
| ROOF SHEATHING | | | |
| ROOF COVERING | 3-8-95 | MK | |
| ROUGH FRAMING | | | |
| SHEAR PANELS | | | |
| CONCRETE PANELS | | | |
| CONNECTIONS PONY STRIP | | | |
| ENERGY CONSERVATION | | | |
| FIREPLACE METAL | | | |
| FIREPLACE SPARK ARR. | | | |
| FIREPLACE CHIMNEY | | | |
| GAS VENT SUPERVENT | | | |
| LATH EXTERIOR | | | |
| LATH | | | |
| LATH TEST | | | |
| STEEL | | | |
| FASTENING | | | |
| ROOFING | | | |
| WATER TEST | | | |
| SEWER TEST OR SEPTIC | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | 3-8-95 | MK Bonnell | |
| | | | |
| | | | |
| | | | |

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

PLANNING

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor _____

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

- ☑ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- ☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 2/10/95 Owner X [illegible]

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

  Carrier Calcomp Ins Co. 2/7/94

  Policy Number Pending

  (This section need not be completed if the permit is for one hundred dollars ($100) or less.)
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 2/10/95 Applicant: [illegible]

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

- ☑ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.
- ☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

X [illegible] 2/10/95

Signature of Applicant or Agent Date

**EXPIRATION AND REFUND NOTICE**

Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable.

ADDRESS _____

PERMIT # _____

1930 S. Bon View

LOT # _____ SHOT 1

PC # _____ VAR # _____ SAMPLE # _____

BUILDING ADDRESS: 1930 S. Bon View #50
OWNER: John Wiesz
MAILING ADDRESS: Same
CITY: Ontario ZIP: 91761 TEL: 947 3000
CONTRACTOR: LANCE BOND
ADDRESS: P.O. Box 4714
CITY: Montclair ZIP: 91763 TEL: 629 5724
STATE LIC & CLASS: C-10 644468 CITY LIC NO: 37530
ARCH. ENGR. DESIGNER ADDRESS: _____ TEL: _____
CITY: _____ ZIP: _____ STATE LIC. NO. _____
INTENDED PERMIT USE: Upgrade Electric to 200 AMPS
SQ. FT. 9.25 NO. STORIES _____ NO. DW. UNITS _____

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 644468

Expiration Date 5/31/96 Contractor Signature _____

**OWNER-BUILDER DECLARATION**

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☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ Business and Professions Code for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ This section need not be completed if the permit is for one hundred dollars ($100) or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10/18/96 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I hereby certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

_____ 10/18/96
Signature of Applicant or Agent Date

**DEPARTMENT USE ONLY**

Minimum Setback Distances: _____ Front Setback from Center Line _____ R/W _____ Rear Setback from Rear Property Line _____ Side Street setback from Center Line _____ R/W _____

Zone RD-5

NOTE: Pre-After Approved

VALUATION

| OCC./TYPE CONSTR. | SIZE (SQ. FT.) | VAL. ($/SQ. FT.) | $ |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

**BUILDING PERMIT FEES**

| | | |
|---|---|---|
| PERMIT | 1000 | |
| PLAN CHECK BLDG. DEPT. | 1001 | |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| MISC. | | |
| TOTAL | | |

**PLUMBING FEES**

| | | | | | |
|---|---|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS | | |
| WATER CLOSETS | | | INTERCEPTORS | | |
| LAVATORIES | SINKS | | DRIANS | | |
| TOTAL FIXTURES | | @ $ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | | | |
| WATER ☐ | GAS ☐ | PIPING | | | |
| PERMIT FEES | @ | | | | |
| TOTAL PLUMBING FEES | | | ACCT. 1100 | | |
| HOUSE SEWER | @ | SEP. PIT | SEPTIC TANK | | |
| PERMIT FEES | @ | | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | | ACCT. 1200 | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| OCC. GROUP | @ | ¢ | |
| SWITCHES, RECEPTACLES | @ | | |
| LIGHTING FIXTURES | @ | | |
| SERVICE 200 AMPS | | | 18 50 |
| NO. MOTORS | @ | | |
| PERMIT FEES | @ | | 36 50 |
| TOTAL ELECTIRCAL FEES | | ACCT. 1300 | 55 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING | M/BTU | |
| A/C | M/BTU | |
| PERMIT FEE | @ | |
| TOTAL MECHANICAL FEES | | ACCT. 1400 |

**GRADE FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACCT. 1500 |

| | | |
|---|---|---|
| SEWER ASSESSMENT FEES PAID | YES | NO |
| AVIGATION AGREEMENT REQUIRED | YES | NO |

PAYOR: CONTR OWNER

TOTAL ALL FEES (PAY THIS AMOUNT) $ 55.00

PERMIT NO 104114 DATE 10/18/96

10-16-1995-01 (09721-01-32103) 973

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME _____ INITIAL _____ REMARKS |
|---|---|---|---|
| SEWER | | | |
| FOUNDATION STEEL/UFER | | | |
| UNDERFLOOR PLUMBING | | | |
| SLAB FLOOR | | | |
| SLAB | | | |
| FRAME | | | |
| PLUMBING | | | |
| ROUGH | | | |
| FINAL | | | |
| WATER HEATER | | | |
| ROOF | | | |
| LATH | | | |
| PLASTER | | | |
| POOL | | | |
| SPA | | | |
| GAS TEST | | | |
| GAS PIPE | | | |
| FINAL | | | |
| FINAL | | | |
| FINAL

TRACT # _____
LOT # _____

# CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____
APN _____

PC # VAR # DAB/FILE #

BUILDING ADDRESS: 1914 SO. BON VIEW AVE. STE. 7
OWNER: MIKE SHINOZAKI
MAILING ADDRESS: SAME ABOVE
CITY: ONTARIO, CA ZIP: 91761 TEL: (909)923-985
CONTRACTOR: Owner / Builder
ADDRESS
CITY ZIP TEL.
STATE LIC. & CLASSIF. CITY LIC. NO.
ARCH., ENGR., DESIGNER
ADDRESS TEL.
CITY ZIP STATE LIC. NO.
INTENDED PERMIT USE: Gas Line for Popcorn Machine
SQ. FT. SIZE NO. STORIES NO. DW. UNITS

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor Signature _____

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 8/18/99 Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: _____ Applicant: _____

WARNING: FAILURE TO SECURE WORKERS; COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

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☒ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date 8/18/99

**Minimum Setback Distances** ***DEPARTMENT USE ONLY*** Zone _____

_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

NOTE: OK to Issue per K. Nagle

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| BUILDING PERMIT FEES | | | |
|---|---|---|---|
| PERMIT @ | 1000 | | |
| PLAN CHECK BLDG. DEPT. | 1001 | 47 | 00 |
| PARK & REC. FEE SFR | 1003 | | |
| PARK & REC. FEE MFR | 1004 | | |
| EARTHQUAKE FEE RES. | 1005 | | |
| EARTHQUAKE FEE COMM. | 1006 | | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | | |
| PLAN CHECK EXPEDITING FEE | 1680 | | |
| MICROFILMING | 1670 | 6 | 00 |
| MISC. | | | |
| TOTAL | | 53 | 00 |

| PLUMBING FEES | | | | | |
|---|---|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS | | |
| WATER CLOSETS | | | INTERCEPTORS | | |
| LAVATORIES | SINKS | | DRAINS | | |
| TOTAL FIXTURES _____ @$ _____ | | | | | |
| WATER HEATERS/POOL • SPA HEATER | | | | | |
| WATER ☐ GAS ☒ PIPING | | | | 10 | 15 |
| PERMIT FEES @ | | | | 49 | 85 |
| TOTAL PLUMBING FEES | | | ACCT. 1100 | 55 | 00 |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | | | |
| PERMIT FEES @ | | | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | | ACCT. 1200 | | |

| ELECTRICAL FEES | | | |
|---|---|---|---|
| OCC. GROUP | @ | ¢ | |
| SWITCHES, RECEPTACLES | @ | | |
| LIGHTING FIXTURES | @ | | |
| SERVICE | @ | | |
| NO. MOTORS | @ | | |
| PERMIT FEES @ | | | |
| TOTAL ELECTRICAL FEES | | ACCT. 1300 | |

| MECH. FEES | | | |
|---|---|---|---|
| HEATING | M/BTU | | |
| A/C | M/BTU | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | | ACCT. 1400 | |

| GRADE FEES | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | | ACCT. 1500 | |

| | | | |
|---|---|---|---|
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

PAYOR: CONTR OWNER

**TOTAL ALL FEES (PAY THIS AMOUNT)** $108.00

PERMIT NO. 118970 DATE 8/19/99

Scanned

AUG-19-99 02-1000577-32102/118.00

APPLICATION ONLY
BUILDING DEPARTMENT COPY

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL/UFER | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| SLAB GRADE | | |
| SHEAR PANELS EXTERIOR | | |
| SHEAR PANELS INTERIOR | | |
| ROOF SHEATHING | | |
| ROUGH ELECTRIC | | |
| ROUGH PLUMBING | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| FLOOR SHEATHING | | |
| ROOF COVERING | | |
| ROUGH FRAMING | | |
| CONCRETE PANELS | | |
| CONNECTIONS POUR STRIP | | |
| ENERGY CONSERVATION | | |
| MASONRY BOND BEAM | | |
| LATH-EXTERIOR | | |
| DRY WALL NAIL | | |
| SUSPENDED CEILING | | |
| GAS TEST | 8-24-99 | [illegible] |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG. | | |
| POOL FENCE OK TO PLASTER | | |
| ROOF DRAINS | | |
| WATER SERVICE | | |
| SEWER | | |
| STORM DRAIN | | |
| | | |
| | | |
| COMPACTION REPORT | | |
| ROUGH GRADING | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| ELECTRIC SRV'S GRD & BOND | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | 8/25/99 | GB |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| PLANNING | | |
| ENGINEERING | | |
| POLICE | | |
| FIRE | | |
| PUBLIC FACILITIES | | |
| PUBLIC SERVICES | | |
| TEMP. CO. ISSUED | | |
| C.O. ISSUED | | |

INSPECTOR'S NAME _____ INITIAL ____

**REMARKS**

8-19-99 No Access - Yellow tag

**SEWER DIAGRAM**

TRACT # _____ LOT # _____

# CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____ APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1914 S. BON VIEW AVE.
OWNER: BON VIEW INDUSTRIAL PARK
MAILING ADDRESS: 1030 S. BON VIEW AVE #13
CITY: ONTARIO, CA ZIP: 91761 TEL: 909/947-3391
CONTRACTOR: ROYAL ROOFING CO
ADDRESS: 996 E. PRICE ST.
CITY: POMONA, CA ZIP: 91767 TEL: 800 400 7682
STATE LIC. & CLASSIF.: C-39 413067 CITY LIC. NO.: 34423
ARCH., ENGR., DESIGNER
ADDRESS TEL.
CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: REMOVE EXISTING, INSTALL NEW FIBERGLASS 3-PLY BUILT-UP ROOFING SYSTEM

SQ. FT. SIZE: 15,500 NO. STORIES: 1 NO. DW. UNITS:

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
License Class C-39 License No. 413067
Expiration Date 5/31/2001 Contractor Signature

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____ Business and Professions Code for this reason:

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:
Carrier ALPEL Expiration Date 11/1/99
Policy Number WCSTBD99

☐ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.
Date: 4/20/99 Applicant:

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name _____
Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL (SQ. FT.) | VALUATION |
|---|---|---|---|
| Reroof | 155 | 100 | 15,500. |
| | | | |
| | | TOTAL VALUATION | 15,500 |

**BUILDING PERMIT FEES**

| | | |
|---|---|---|
| PERMIT @ | 1000 | 237.25 |
| PLAN CHECK BLDG. DEPT. | 1001 | |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | |
| EARTHQUAKE FEE COMM. | 1006 | 3.26 |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| PLAN CHECK EXPEDITING FEE | 1680 | |
| MICROFILMING | 1670 | 3.00 |
| MISC. | | |
| TOTAL | | 243.51 |

**PLUMBING FEES**

| | | | | |
|---|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS | |
| WATER CLOSETS | | | INTERCEPTORS | |
| LAVATORIES | SINKS | | DRAINS | |

TOTAL FIXTURES _____ @$ _____
WATER HEATERS/POOL • SPA HEATER
WATER ☐ GAS ☐ PIPING
PERMIT FEES @
TOTAL PLUMBING FEES ACCT. 1100
HOUSE SEWER @ SEP. PIT SEPTIC TANK
PERMIT FEES @
TOTAL HOUSE SEWER & SANITATION FEES ACCT. 1200

**ELECTRICAL FEES**

OCC. GROUP @ ¢
SWITCHES, RECEPTACLES @
LIGHTING FIXTURES @
SERVICE @
NO. MOTORS @
PERMIT FEES @
TOTAL ELECTRICAL FEES ACCT. 1300

**MECH. FEES**

HEATING M/BTU
A/C M/BTU
PERMIT FEE @
TOTAL MECHANICAL FEES ACCT. 1400

**GRADE FEES**

CUBIC YARDS
TOTAL GRADING FEES ACCT. 1500

SEWER ASSESSMENT FEES PAID YES NO
AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR/OWNER

**TOTAL ALL FEES (PAY THIS AMOUNT)** $243.51

PERMIT NO. 117497 DATE 4/20/99 RC

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent — Date 4/20/99

**DEPARTMENT USE ONLY**

Minimum Setback Distances Zone _____
_____ Front Setback from Center Line _____ R/W _____
_____ Rear Setback from Rear Property Line
_____ Side Street Setback from Center Line _____ R/W _____
_____ Side Setback from Property Line
_____ Side Setback from Property Line

NOTE: _____

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TOTAL $243.51 PAID 04/20/1999 00:00:00 RECEIPT# 00000

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION ONLY

BUILDING DEPARTMENT COPY

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME [illegible] INITIAL SC<br>REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS/FORMS/STEEL/UFER | | | |
| U. GRND PLUMBING | | | |
| U. GRND ELECT. | | | |
| SLAB GRADE | | | |
| SHEAR PANELS EXTERIOR | | | |
| SHEAR PANELS INTERIOR | | | |
| ROOF SHEATHING | 5-13-99 | SC | & 5-5-99 Roof stripped from unit 6 through 11 SC |
| ROUGH ELECTRIC | | | |
| ROUGH PLUMBING | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| FLOOR SHEATHING | | | |
| ROOF COVERING | | | |
| ROUGH FRAMING | | | |
| CONCRETE PANELS | | | |
| CONNECTIONS POUR STRIP | | | |
| ENERGY CONSERVATION | | | |
| MASONRY BOND BEAM | | | |
| LATH-EXTERIOR | | | |
| DRY WALL NAIL | | | |
| SUSPENDED CEILING | | | |
| GAS TEST | | | |
| POOL STEEL/BOND/LINER | | | |
| SPA PLBG./SPA HTG. | | | |
| POOL FENCE OK TO PLASTER | | | |
| ROOF DRAINS | | | |
| WATER SERVICE | | | |
| SEWER | | | SEWER DIAGRAM |
| STORM DRAIN | | | |
| | | | |
| | | | |
| COMPACTION REPORT | | | |
| ROUGH GRADING | | | |
| FINAL GRADING | | | |
| FINAL PLUMBING | | | |
| FINAL ELECTRIC | | | |
| ELECTRIC SRV'S GRD & BOND | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | 5/18/99 | [illegible] | |
| FINAL POOL/SPA | | | |
| EDISON CO. CALLED | | | |
| GAS CO. CALLED | | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | | |
| PLANNING | | | |
| ENGINEERING | | | |
| POLICE | | | |
| FIRE | | | |
| PUBLIC FACILITIES | | | |
| PUBLIC SERVICES | | | |
| TEMP. CO. ISSUED | | | |
| C.O. ISSUED | | | |

# City of Ontario

**Building Department**

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

**POST this in a conspicuous place on the job.**

You must furnish PERMIT NUMBER and JOB ADDRESS for each respective inspection.
Approved plans must be on job site at all times.

**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2161 | | |

| *BUILDING APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | | |
| Insulation | | |
| Drywall Nailing | | |
| Lathing & Siding | | |
| T-Bar | | |
| | | |
| **Final** | | |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | | |
| Rough Electric – T-Bar | | |
| SRV's Ground & Bond | | |
| | | |
| **Final** | | |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | | |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | | |
| Gas Pipe-Test | 6-8 00 | MS |
| Roof Drains | | |
| | | |
| **Final** | 6800 | MS |

| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | | |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | | |
| **Final** | | |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Forms | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |

**NOTES:** _____

# City of Ontario

**Building Department**

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Fax No.: (909) 395-2180

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**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2161 | | |

| *BUILDING APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | | |
| Insulation | | |
| Drywall Nailing | | |
| Lathing & Siding | | |
| T-Bar | | |
| | | |
| **Final** | 5-8-2001 | |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | | |
| Rough Elecric – T-Bar | | |
| SRV's Ground & Bond | | |
| | | |
| **Final** | | |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | | |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | | |
| Gas Pipe-Test | | |
| Roof Drains | | |
| | | |
| **Final** | | |

| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | | |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | | |
| **Final** | | |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Forms | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |

**NOTES:** 4-16-01 Cor. req'd Cf.

# City of Ontario

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**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2161 | | |

| *BUILDING APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | | |
| Insulation | | |
| Drywall Nailing | | |
| Lathing & Siding | | |
| T-Bar | | |
| | | |
| **Final** | | |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | | |
| Rough Elecric – T-Bar | | |
| SRV's Ground & Bond | | |
| | | |
| **Final** | 5-8-2001 | SC |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | 4-24-2001 | SC |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | | |
| Gas Pipe-Test | | |
| Roof Drains | | |
| | | |
| **Final** | 5-8-2001 | SC |

| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | | |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | | |
| **Final** | 5-8-2001 | [illegible] |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Forms | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |

**NOTES:** _____

# City of Ontario
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Fax No.: (909) 395-2180
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Approved plans must be on job site at all times.

**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2161 | | |

| *BUILDING APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | | |
| Insulation | | |
| Drywall Nailing | | |
| Lathing & Siding | | |
| T-Bar | | |
| | | |
| **Final** | | |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | | |
| Rough Elecric – T-Bar | | |
| SRV's Ground & Bond | 4-24-2001 | SC |
| | | |
| **Final** | 4-24-2001 | |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | | |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | | |
| Gas Pipe-Test | | |
| Roof Drains | | |
| | | |
| **Final** | | |

| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | | |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | | |
| **Final** | | |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Forms | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |

NOTES: 4/24/01 EDISON Cleared - [illegible]

# City of Ontario

**Building Department**

Telephone: (909) 395-2023
Inspectors' Direct Line: (909) 395-2362
Inspection Requests **ONLY**: (909) 395-2361
Fax No.: (909) 395-2180

**POST this in a conspicuous place on the job.**

You must furnish PERMIT NUMBER and JOB ADDRESS for each respective inspection.
Approved plans must be on job site at all times.

**OTHER DEPARTMENT RELEASES:**

Department Approval required prior to the building being released by the City.

| Department | Phone No. | Date | Inspector |
|---|---|---|---|
| Engineering | 395-2025 | | |
| Fire | 395-2029 | | |
| Public Facilities | 395-2169 | | |
| Planning | 395-2036 | | |
| Police | 395-2713 | | |

**This permit becomes void if work not commenced within 180 days from date of issuance, OR if work has been suspended or abandoned for a period of 180 days.**

| *BUILDING APPROVALS* | | |
|---|---|---|
| ~~Setback~~ & Footing | 8/23/01 | |
| Steel | | |
| Slab Grade | | |
| Floor Joists | | |
| Floor Sheathing | | |
| Roof Framing | | |
| Roof Sheathing | | |
| Shear Wall & Pre-Lath | | |
| Shear Wall Interior | | |
| Framing & Flashing | | |
| Insulation | | |
| Drywall Nailing | | |
| Lathing & Siding | | |
| T-Bar | | |
| | | |
| **Final** | 8-28-01 | |

| *ELECTRICAL APPROVALS* | | |
|---|---|---|
| Temp. Power Pole | | |
| Conduit Underground | | |
| Rough Electric | | |
| Rough Electric – T-Bar | | |
| SRV's Ground & Bond | | |
| | | |
| **Final** | | |

| *BLOCKWALL APPROVALS* | | |
|---|---|---|
| Setback & Footing | | |
| Bond Beam & Vertical Steel | | |
| | | |
| **Final** | | |

| *WALL PANEL APPROVALS* | | |
|---|---|---|
| Panels | | |
| Pour Strip | | |
| | | |
| **Final** | | |

| *PLUMBING APPROVALS* | | |
|---|---|---|
| Ground | | |
| Water Piping | | |
| On-Site Sewer | | |
| Rough Plumbing | | |
| Gas Pipe-Test | | |
| Roof Drains | | |
| | | |
| **Final** | | |

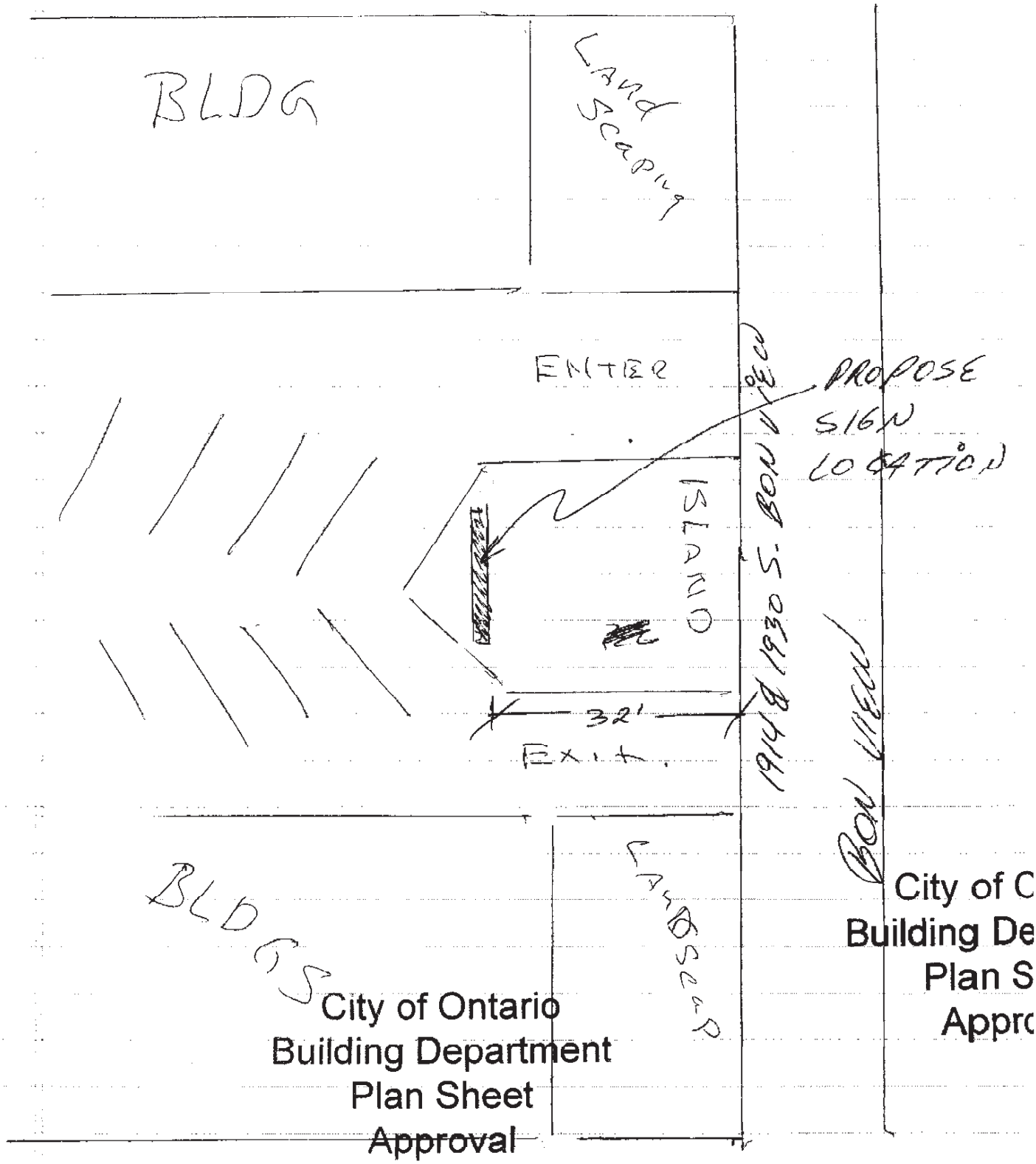
| *MECHANICAL APPROVALS* | | |
|---|---|---|
| Underground Ducts | | |
| Rough Mechanical | | |
| Ducts, Ventilating | | |
| Grills & Hoods | | |
| | | |
| **Final** | | |

| *POOL & SPA APPROVALS* | | |
|---|---|---|
| Dep. Inspector | | |
| Pool Steel Rein/Forms | | |
| Pool Plumbing/Press Test | | |
| Pre-Gunite | | |
| Rough Pool Electric | | |
| Gas Piping/Test | | |
| Pool Fencing/Access | | |
| Pre-Plaster | | |
| | | |
| **Final – Pool/Spa** | | |

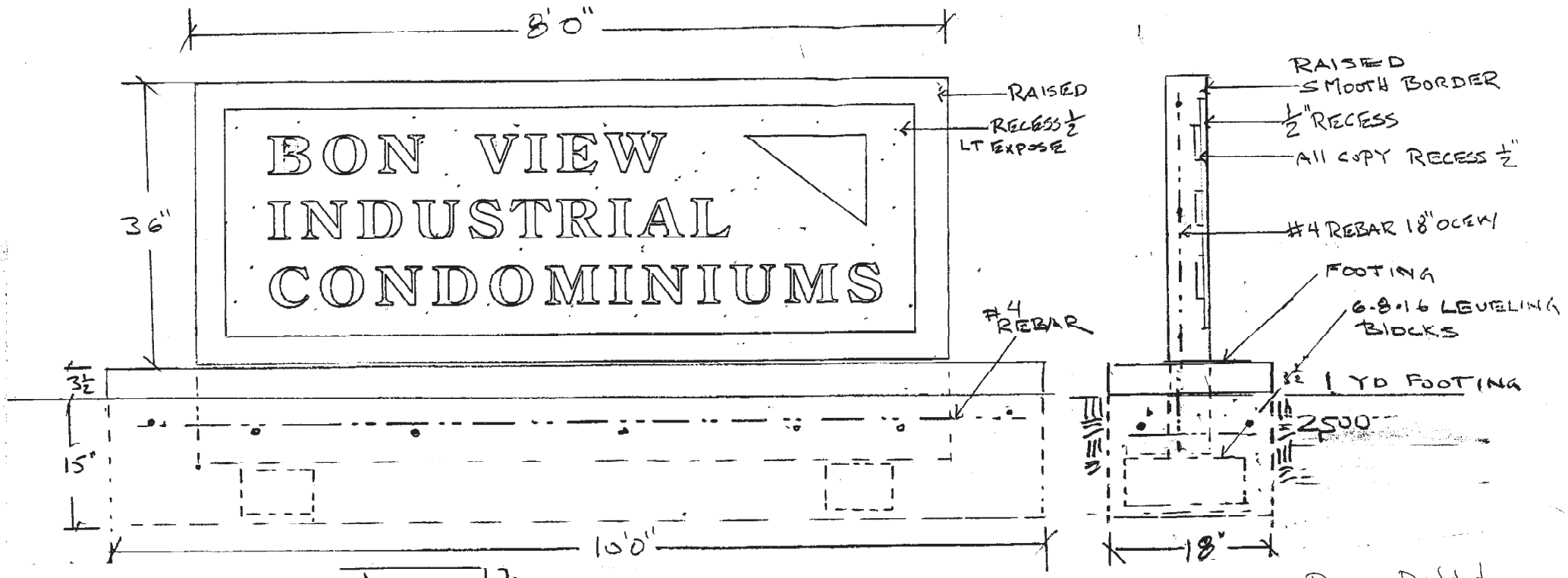
| *ENCROACHMENT PERMIT* | | |
|---|---|---|
| Clearance | | |
| | | |

| *FIRE SPRINKLER APPROVALS* | | |
|---|---|---|
| Rough | | |
| | | |
| **Final** | | |

NOTES: _____


BLDG
LAND SCAPING
ENTER
PROPOSE SIGN LOCATION
ISLAND
32'
EXIT
1914 & 1930 S. BON VIEW
BON VIEW
BLDGS
LANDSCAP
City of Ontario
Building Department
Plan Sheet
Approval
City of C
Building De
Plan S
Appro

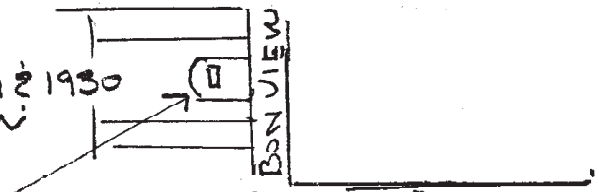
SINGLE FACED CONCRETE SIGNAGE BIASE SIGN CO. 909 874-2152



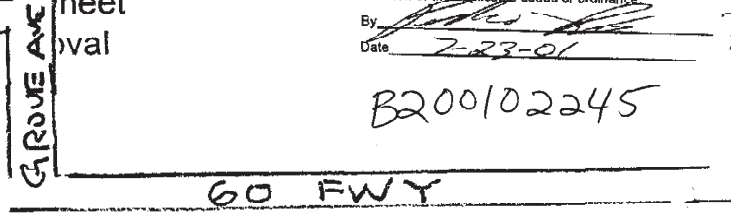

owner Dominic Daddato
1930 S Bon View #13
976 8616

PROJECT 1914 & 1930
S. BON VIEW

SIGN IN
ISLAND




ntario
partment
heet
oval




City of Ontario
APPROVED
The issuance of a permit based on approval of ther
plans shall not be construed to permit or approve an
violation of the applicable codes or ordinance.
By
Date 2-23-01
B200102245

Designer
BL 719

N

985

LOT # _____ BLOCK _____

PC # _____ VAR # _____ PARCEL # 4367-17

BUILDING ADDRESS 1310 BONVIEW FRONT Unit

OWNER TRI-PACIFIC DEVELOPMENT

MAILING ADDRESS 2110 SOUTH HACIENDA BLVD.

CITY HACIENDA HEIGHTS | ZIP 91745 | TEL. _____

CONTRACTOR SONLIGHT ELECTRIC

ADDRESS 1215 "B" POMONA RD.

CITY CORONA, CA | ZIP 91720 | TEL. 734-3280

STATE LIC. & CLASSIF. 345220 - C-10 | CITY LIC. NO. [illegible]

ARCH., ENGR., DESIGNER

ADDRESS _____ | TEL. _____

CITY _____ | ZIP _____ | STATE LIC. NO. _____

INTENDED PERMIT USE:

SQ. FT. SIZE _____ | NO. STORIES _____ | NO. DW. UNITS _____

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____ SIGNATURE 11/23/81 DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 11/24

Mailing Address 2110 S. HACIENDA BLVD

City, State, Zip _____

| SQUARE GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-321 01 | |
| PLAN CHECK # | 01-961 00 | |
| PARK & REC. AQUISITION FEE # | 07-81 001 | |
| EARTHQUAKE FEE # | 01-815-.15 | |
| SEWER CAPITAL ASSESSMENT FEE # 2000 EA. | 01-37215 | |
| SEWER ASSESSMENT FEE # 575 EA. | 01-37211 | |
| | TOTAL | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES ____ @$ ____ | | |
| WATER HEATERS | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER # | | |
| PRIVATE SEWER SYSTEM — SEP. PIT — SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |
| SWITCHES, RECEPTACLES @ 81 # | | 41 30 |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. # | | |
| OCC. GROUP SQ. FT. # | | |
| SERVICE (3) AMPS 100 # 1250 EA | | 37 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS 4 BATH FANS @ 200 | | 8 00 |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE # | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | | |
| HEATING M/BTU A/C M/BTU | | |
| OTHER | | |
| PERMIT FEE # | | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | |
| **GRADING FEES** | | |
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. #01-32 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIATION AGREEMENT REQUIRED YES NO | | |
| **TOTAL ALL FEES (PAY THIS AMOUNT)** | | |

PERMIT NO. 2[illegible] DATE 11-23-81

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS/STEEL | | |
| | 7/22/81 | CS |
| | 12/1/81 | CS |
| | 12-1-81 | CS |

DO NOT CALL IN NOTICE
UNTIL METER SOCKET ARE
SET & INSPECTED OK 1-21-83 [illegible]

SEWER DIAGRAM

#16

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX ) FIRE DEPT-FIRE PREV. BUREAU
( XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Rigoberto Diaz Phone 947-8391

Address 1930 S. Bon View #16

Classification or type of business Storage (Posh[illegible]arts)

Name of Rigoberto Diaz (owner) Address 302 W. Almeda Ontario Phone 988 3422

or
Name of (manager) Address Phone

= = = =

LOT # _____ 208 EAST "B" STREET [illegible] TEL. (714) [illegible]

PC # 86-45 VAR # — DAB/FILE # —

BUILDING ADDRESS 1930 S. Bon View #19

OWNER Mr. Bibo

MAILING ADDRESS same

CITY Ontario ZIP 91761 TEL

CONTRACTOR Custom Patios

ADDRESS 13525 S. Central

CITY Chino ZIP 91710 TEL 628-5243

STATE LIC & CLASS B1 - 405924 CITY LIC NO

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE Tenant Improvement

NO STORIES — NO. DW UNITS 1

TYPE OF WORK: ADD X COMMERCIAL X INDUSTRIAL ALTER REPAIR DEMOLITION

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X [signature] 4-23-86 DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt under Sec. _____ B & P.C. for this reason _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

209673.1 Safeco 2-10-87 CT

My Workers' Compensation Insurance carrier and policy number are: _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

The name and address of the lender is: _____

X [signature] 4-23-86

I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

VALIDATION

This permit becomes void if work or construction authorized is not commenced within 180 days of issuance. This permit becomes void if work or construction is suspended or abandoned for a period of 180 days at any time after work is commenced.

APPLICATION ONLY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 10,000 |

BUILDING PERMIT FEES

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 80 00 |
| PLAN CHECK @ 48323 | | 01-32105 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 70 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | 150 |

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | 1 | CLOTHES WASHERS | |
| WATER CLOSETS | 2 | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES 5 @ $ 4.00 | 20 00 |
| WATER HEATERS/POOL • SPA HEATER | |
| WATER ☒ GAS ☐ PIPING | |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | 10 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | 30 00 |
| HOUSE SEWER @ SEP PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | |

ELECTRICAL FEES

| | |
|---|---|
| SWITCHES, RECEPTACLES 12, 16 | 16 00 |
| LIGHTING FIXTURES 12 | |
| APPLIANCE OUTLETS | |
| OCC GROUP SQ FT @ | |
| OCC GROUP SQ FT @ | |
| SERVICE AMPS @ | |
| NO. UNITS TEMP. POWER | |
| NO. MOTORS | |
| SWIMMING POOL SPA ELECTRIC | |
| PERMIT FEE @ | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | 26 00 |

MECH. FEES

| | |
|---|---|
| HEATING 90 M/BTU 2 A/C M/BTU | 12 00 |
| OTHER | |
| PERMIT FEE @ | 10 00 |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | 22 00 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 159 20

PERMIT NO. [illegible] DATE 4-23-86 CT

BUILDING DEP [illegible] BY

989

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING * | 4/25/86 | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING * | 4/25/86 | |
| ROUGH ELECTRIC | 4/25/86 | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING Roof Bldg | 4/24/86 | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT * | 4/25/86 | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 4.28.86 | KEB |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( ) FIRE DEPT-FIRE PREV. BUREAU
(XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

947-1145

Name of business California Screen Company Phone ~~XXXXX~~

Address 1930 S. Bon View, Unit 12

Classification or type of business Manufacturing Sun Screens

Name of Roy Schnieder (Ptr) (owner) Address 16911 Bellflower Bellflower, 90706 Phone 213 866 0753

or

Name of ~~Bruce Hallbeam~~ (manager) Address ~~16911 Bellflower Bellflower 90706~~ Phone ~~213 866 0753~~

= = = =

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- (XXX) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business SHAMROCK-STERLING CHEMICAL CORPORATION Phone 714 947454 9474454

Address 1930 S. BON VIEW AVE. # 19

Classification or type of business PUMP MFG.

Name of KENNETH R. BROMBY (owner) Address 14723 BLUE BELL CHINO HILLS, CA 91710 Phone 714 5076392

or

Name of _____ (manager) Address _____ Phone _____

= = = =

TRACT # _____ LOT # _____

200 EAST "B" STREET [illegible] TEL. (714) 525-1191

YC # _____ VAR # _____ DAB/FILE # 2197-5

BUILDING ADDRESS 1930 Bud New Front HALP

OWNER TRI-PenFac Dist. Inc.

MAILING ADDRESS 2140 So. Anaheim Blvd. Suite

CITY Anaheim ZIP 91805 TEL. 533-9855

CONTRACTOR Roddy Mfg Inc

ADDRESS 19589 Bluffwood St.

CITY Rowland Hts ZIP 91748 TEL. 714/965-5524

STATE LIC. & CLASSIF. 395514 C-20 CITY LIC. NO.

ARCH., ENGR., DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: misc mech.

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☑ INDUSTRIAL ☐

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Charles Roddy DATE 11-18-80

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason: (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).)

as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

as owner of the property, am exclusively contracting with licensed contractors to construct the project. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

as exempt under Sec. B & P C for this reason

Date Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof. (Sec. 3800, Labor Code.)

Policy No. Company

This is filed with the city.

☐ Certified copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued. (Sec. 3097, Civil Code.)

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Date 11-18-80

Mailing Address 19589 Bluffwood St.

City, State, Zip Rowland Hts., Ca. 91748

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-32106 | |
| PARK & REC. AQUISITION FEE # | 07-61901 | |
| EARTHQUAKE FEE # | 01-616-116 | |
| SEWER CAPITAL ASSESSMENT FEE # $360 EA. | 01-37210 | |
| SEWER ASSESSMENT FEE # $75 EA. | 01-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES # _____

WATER HEATERS

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER #

PRIVATE SEWER SYSTEM | SEP. PIT | SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

**ELECTRICAL FEES**

SWITCHES, RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC. GROUP SQ. FT. @ ¢

OCC. GROUP SQ. FT. @ ¢

SERVICE AMPS @

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL SPA ELECTRIC

PERMIT FEE #

TOTAL ELECTRICAL FEES ACCT. #01-32103

**MECHANICAL FEES**

| | | |
|---|---|---|
| HEATING [illegible] M/BTU A C [illegible] M/BTU | 17 | 00 |
| OTHER Heating M/BTU 100 / 13.5 | 13 | 50 |
| PERMIT FEE # | 10 | 00 |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | 40 | 50 |

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

39915

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 40 50

PERMIT NO. _____ DATE 11-18-80

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| FORMS STEEL | | |
| PLUMBING | | |
| LINER | | |
| SPA HTL | | |
| PLUMBING | | |
| ELECTRIC | | |
| | 7/24/81 | CS |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED:

CONDITIONS

INSPECTOR'S NAME

INITIAL

12/1/81

SEWER DIAGRAM

# DEPARTMENT OF BUILDING AND SAFETY

LOT # _____ 303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. (714) 983-1181

PC # _____ VAR # _____ DAB/FILE # 21575

BUILDING ADDRESS 1930 S Barrows (FRONT - UNIT 12)

OWNER x Lea Mooney

MAILING ADDRESS x 1930 S. Don Diego

CITY Ont. ZIP _____ TEL. x

CONTRACTOR x Foothill Plbg. Co.

ADDRESS 6233 Oakbrook Rd

CITY Orange ZIP 91702 TEL. 633-3671

STATE LIC. & CLASSIF. x C36 CITY LIC. NO.

ARCH., ENGR.,

DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE: mes Plumbing

SQ. FT. SIZE NO. STORIES NO. DW. UNITS

RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ✓

NEW ✓ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE Wm. E. Roff DATE 12/4/81

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

☐ I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that: I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

X Copy is filed with the city ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

IMPORTANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant Wm E Roff x Date 12/4/81 #0715

Mailing Address _____

City, State, Zip Santa

**VALIDATION**

When properly validated, this form constitutes a permit to do the work described herein. The permit will expire if work is not started within 120 days, or if work is suspended for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

| | ACCOUNT # | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-32102 | |
| PARK & REC. AQUISITION FEE # | 01-31501 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE # 5560 EA. | 01-37210 | |
| SEWER ASSESSMENT FEE # 878 EA. | 01-37211 | |
| TOTAL | | |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 4 | DRINK, FOUNTAINS | |
| LAVATORIES | 4 | URINALS | |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

| | | | |
|---|---|---|---|
| TOTAL FIXTURES 10 | @ $ 4 00 | 40 | 00 |
| WATER HEATERS 2 | @ $ 5 00 | 10 | 00 |
| WATER ✓ GAS ✓ | PIPING | 4 | 00 |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | 10 | 00 |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | 64 | 00 |
| HOUSE SEWER # | | | |
| PRIVATE SEWER SYSTEM | SEP. PIT / SEPTIC TANK | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32103 | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ ¢ | | |
| OCC. GROUP | SQ. FT. @ ¢ | | |
| SERVICE | AMPS @ | | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE # | | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32104 | | |

**MECHANICAL FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU A.C | M/BTU | |
| OTHER | | | |
| PERMIT FEE # | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32106 | | |

**GRADING FEES** APPV BY ONTARIO

| | | | |
|---|---|---|---|
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT. #01-32105 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 64 00

PERMIT NO. _____ DATE 12-1-81

APPLICATION ONLY

# INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| PLUMBING | On Previous Permit | |
| PLUMBING | 7/24/91 | CS |
| | 10/13/91 | CS |
| | 12/1/91 | CS |
| | 12-7-81 | C & Recalled 10-3-85 (HC) |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME — INITIAL

REMARKS

SEWER DIAGRAM

OTHER DEPARTMENT REQUIREMENTS

# DEPARTMENT OF BUILDING AND SAFETY

303 EAST "B" STREET — ONTARIO, CALIF. 91764 — TEL. (714) 986-1181

CUP # — VAR # — SITE PLAN FILE #

BUILDING ADDRESS 1810 S. Archibald Ave. (FRONT VIEW) Bldg. B

OWNER BIG VIEW INDUSTRIAL PARK LTD-5

TM-MARK DEVELOPMENT INC.

MAILING ADDRESS 210 S. ARCHIBALD AVE.

CITY: ARCHIBALD HEIGHTS — ZIP: 91745 — TEL.: (213)941-6000

CONTRACTOR: TM-MARK DEVELOPMENT INC.

ADDRESS 210 S. ARCHIBALD AVE.

CITY: ARCHIBALD HEIGHTS — ZIP: 91745 — TEL.: (213)941-6000

STATE LIC. & CLASSIF. 395652 A-1 — CITY LIC. NO.

ARCH., ENGR., DESIGNER TM-MARK DEVELOPMENT INC.

ADDRESS 210 S. ARCHIBALD AVE. — TEL.

CITY: ARCHIBALD HEIGHTS — ZIP: 91745 — STATE LIC. NO. 395652

INTENDED PERMIT USE: On Site Sewer Const.

| SQ. FT. | NO. | NO. DW. |
|---|---|---|
| SIZE | STORIES | UNITS |

NEW X ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

Signature TM-MARK DEVELOPMENT INC. Date 9/16/81

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. B & P.C. for the reason

Signature Date

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3700 of the Labor Code).

Company STATE FARM

X Policy number

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand that in case I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name MERITBANK

Lender's Address 3130 WILSHIRE BLVD. L.A. 90024

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature Date 9/16/81

Address 210 S. ARCHIBALD AVE.

City ARCHIBALD HEIGHTS, CA 91745

**VALIDATION**

Validation stamp in this space. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 120 days of issuance or if work is abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| | | |
| | | |
| | TOTAL VALUATION | |

UNITS 2 12,13,14

ACCOUNT #

| | | |
|---|---|---|
| PERMIT # | 01-32101 | 01-3121 |
| PLAN CHECK # | 01-36105 | 01-3607 |
| PARK & REC. AQUISITION FEE | 01-81901 | 20-3016 |
| EARTHQUAKE FEE | 02-215-116 | 01-220.31 |
| | | TOTAL |

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK, FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

**PLUMBING FEES**

| | | |
|---|---|---|
| TOTAL FIXTURES | # $ | |
| WATER ☐ GAS ☐ PIPING | | |
| WATER SOFTENERS | | |
| PERMIT FEE | # 24906 | 8 |
| TOTAL PLUMBING FEES | 01-32102 ACCT # 01-3122 | 8 |
| HOUSE SEWER | # 01-32105 | 20 |
| PRIVATE SEWER SYSTEM | SEP. PIT / SEPTIC TANK | 10 |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. # 01-3125 | 30 |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC. GROUP | SQ. FT. # | 70 00 |
| OCC. GROUP | SQ. FT. # | |
| SERVICE | AMPS # | |
| NO. UNITS | TEMP. POWER | |
| NO. MOTORS | | |
| SWIMMING POOL ELECTRIC | | |
| PERMIT FEE | # | |
| TOTAL ELECTRICAL FEES | 01-32103 ACCT. # 01-3123 | |

**MECH. FEES**

| | |
|---|---|
| HEATING | |
| SWIMMING POOL HTG. | M/BTU |
| AIR COND. | |
| OTHER | |
| PERMIT FEE | # |
| TOTAL MECHANICAL FEES | 01-32104 ACCT. # 01-3124 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | 01-32106 ACCT. # 01-3126 |
| SEWER ASSESSMENT FEES PAID | YES NO |
| AVIGATION AGREEMENT REQUIRED | |

24(9)(4) **TOTAL ALL FEES** (PAY THIS AMOUNT) 170.00

PERMIT NO. DATE 8 AUGUST 1982

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY

BUILDING DEPARTMENT COPY 997

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | 8/12/81 | PBM | |
| U GRND PLUMBING | | | |
| U GRND ELECT | | | |
| U GRND MECH | | | |
| POST STEEL BOND | | | |
| | | | |
| SLAB GRADE | 8/17/81 | CS | |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | | | |
| ROUGH ELECTRIC | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | 9/4/81 | CS | |
| ROOF SHEATHING | 9/4/81 | CS | |
| SHEAR PANELS | | | |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| OK TO TOP OUT | | | |
| FIREPLACE THROAT | | | |
| FIREPLACE BOND BEAM | | | |
| FIREPLACE TOP OUT | | | |
| MASONRY BOND BEAM | | | |
| LATH EXTERIOR | | | |
| LATH INTERIOR | | | |
| DRY WALL NAIL | | | |
| | | | |
| SEWER | 9/29/81 | CS | |
| GAS TEST | | | |
| POOL FENCE | | | |
| OK TO PLASTER POOL | | | |
| P TRAP | | | |
| FINAL PLUMBING | | | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | | | |
| FINISHED CALLED | | | |
| GAS CO CALLED | | | |

| MISCELLANEOUS REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| LABELED | | |
| SITE PLAN | | |
| APPLIANCE | | |
| CUP | | |

**SEWER DIAGRAM**

as built

TRACT # _____

LOT # _____

PC # _____ V.S.S. _____ DISTRICT _____

BUILDING ADDRESS 1930

OWNER 1914 Bon View #2, #4, #7

Tri-Pacific Development

MAILING ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL –

CONTRACTOR Tri-Pacific Development

ADDRESS 1930 Bon View #12

CITY Ontario ZIP 91761 TEL (714) 947-5088

STATE LIC & CLASS B 395652 CITY LIC. NO 13829

ARCH ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Electrical Service

(4)

SQ FT SIZE NO STORIES NO OF UNITS

RESIDENTIAL ( ) COMMERCIAL ( ) INDUSTRIAL (X)

NEW (X) ADD ( ) ALTER ( ) REPAIR ( ) DEMOLITION ( )

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ DATE 9/27/85

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C. for this reason _____

OWNER _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate pursuant to Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and the policy number are:

Carrier State Farm Policy # 43

Certificate may be signed by owner)

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that in the event that I should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name and address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

APPLICANT _____ Date 9/27/85

**VALIDATION**

Void unless validated in this space. This form constitutes a permit to do the work described hereon. This permit void if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

CITY OF ONTARIO

BUILDING & PLANNING DEPARTMENT

TEL. (714) 986-6500

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. #01-32102

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105

**ELECTRICAL FEES**

| | | | | |
|---|---|---|---|---|
| SWITCHES, RECEPTACLES | | | | |
| LIGHTING FIXTURES | | | | |
| APPLIANCE OUTLETS | | | | |
| OCC GROUP | SQ FT | @ | ¢ | |
| OCC GROUP | SQ FT | @ | ¢ | |
| SERVICE 4 AMPS | 100 | @ | 12.500 | 50 00 |
| NO. UNITS | TEMP. POWER | | | |
| NO. MOTORS | | | | |
| SWIMMING POOL/SPA ELECTRIC | | | | |
| PERMIT FEE @ | | | | |
| TOTAL ELECTRICAL FEES | | | ACCT. #01-32103 | 10 00 |

**MECH. FEES**

| | | | | |
|---|---|---|---|---|
| HEATING | M/BTU | A/C | M/BTU | 60 00 |
| OTHER | | | | |
| PERMIT FEE @ | | | | |
| TOTAL MECHANICAL FEES | | | ACCT. #01-32104 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32 | 80 00 |
| SEWER ASSESSMENT FEES PAID | YES NO | |
| AVIGATION AGREEMENT REQUIRED | YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) CK 60 00

PERMIT NO _____ DATE 9/27/85

BUILDING | EPA

999

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORM/ STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-27-85 | BJ Mill |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-27-85 | BJ Received 10-1-85 |
| GAS CO CALLED | | |

| OTHER DEPARTMENT REQUIREMENTS | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D A B REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C U P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

REMARKS

SEWER DIAGRAM

TRACT # _____ CITY OF ONTARIO
LOT # _____ 303 EAST "B" STREET, ONTARIO, CALIF. 91764
PC # _____ VAR # _____ DAB/FILE # None Req'd
TEL. (714) 988-1151

# BUILDING AND SAFETY

BUILDING ADDRESS: 1930 S. Bon View #18
OWNER: Tri-Pacific Development
MAILING ADDRESS: 1930 S. Bon View
CITY: Ontario ZIP: 91761 TEL: 947-5088
CONTRACTOR: Alex Rojana Inc.
ADDRESS: 15320-B Proctor Ave
CITY: City of Ind. ZIP: 91745 TEL: 330-0984
STATE LIC & CLASS: 453113 - C-10 CITY LIC NO
ARCH. ENGR. DESIGNER
ADDRESS
CITY ZIP STATE LIC NO TEL
INTENDED PERMIT USE: New elect service (600)
LOT NO STORIES NO. DW UNITS
RESIDENTIAL NEW ADD X ALTER REPAIR COMMERCIAL X INDUSTRIAL DEMOLITION

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | | 01-32101 |
| PLAN CHECK @ | | 01-38105 |
| PARK & REC. AQUISITION FEE @ | | 07-31901 |
| EARTHQUAKE FEE @ | | 01-215-116 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | 2 - 120 lines | | 4 00 |
| OCC. GROUP | SQ FT @ | | |
| OCC GROUP | SQ FT @ | | |
| SERVICE 1 | AMPS 200 @ | | 12 50 |
| NO UNITS | ~~TEMP POWER~~ 1 Subpanel | | 12 50 |
| NO. MOTORS | | | |
| SWIMMING POOL SPA ELECTRIC | | | |
| PERMIT FEE @ | | | 10 00 |
| TOTAL ELECTRICAL FEES | | ACCT #01-32103 | 39 00 |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C M/BTU | |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES | | ACCT #01-32104 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID | YES | NO |
| AVIGATION AGREEMENT REQUIRED | YES | NO |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 39 00

PERMIT NO 38734 DATE 6-7-84

## LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X Blanca Rojana 6-7-84
CONTRACTOR DATE

## OWNER—BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

B & P Code Section

## WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the State Compensation Insurance Fund of such policy, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

X 24 74 Company Employee Benefits Inc.

Policy number

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am exempt from the Contractor's License Law for the following reason: I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

## CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name

Lender's address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Blanca Rojana Date 6-7-84
Signature

Name

## VALIDATION

Application validated on this date. This form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

1001

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLUG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 6-8-84 | [illegible] |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | 6-8-84 | Clearance |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| D.H.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

# _____

LOT # _____ 300 EAST "B" STREET [illegible] TEL. (714) 986-1181

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS 1930 Bon View #16

OWNER Daeyl Metz

MAILING ADDRESS 1930 Bon View #16

CITY Ontario ZIP 91761 TEL

CONTRACTOR Owner Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS# CITY LIC NO

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO.

INTENDED PERMIT USE Elect. Main to Sub-Panel

SQ. FT. OF USE NO STORIES NO. DW UNITS

RESIDENTIAL NEW ADD X COMMERCIAL ALTER REPAIR INDUSTRIAL DEMOLITION

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

B & P's for owner

11-26-84-X

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a copy certified by the State Compensation Insurance Fund of Section 3800, Labor Code.

Company

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that the employee of the permittee is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I understand that by signing this Certificate of Exemption, I may become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, and I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature X _____ Date 11-28-84

**VALIDATION**

Void unless validated in this space. This form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 120 days, or if work is abandoned for more than 120 days.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-38106 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES _____ @ $ _____ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP PIT / SEPTIC TANK | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES. RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE AMPS 100 @ | | 12 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | 22 50 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU A.C M/BTU | | |
| OTHER | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID | YES NO | |
| AVIGATION AGREEMENT REQUIRED | YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 50

40788

PERMIT NO. _____ DATE 11-28-84

APPLICATION ONLY

1003

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/SPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 11-29-84 | [illegible] |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 11-29-84 | [illegible] |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.B. REQ. | | |
| SITE PLAN | | |
| CLEARANCE | | |
| [illegible] | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

LOT # _____ TEL (714) 686-4181

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1930 BOX VIEW #110

OWNER: METZ A.C.

MAILING ADDRESS: 20475 YELLOW ROCK RD.

CITY: WALNUT, CA. ZIP: 91789 TEL: 595-8802

CONTRACTOR: OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC # & CLASS _____ CITY LIC NO _____

SOILS ENGR _____

ENGINEER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED PERMIT USE: TENANT IMPROVEMENT

NO STORIES _____ NO DW UNITS _____

RESIDENTIAL _____ COMMERICAL ☐ INDUSTRIAL ☒

NEW _____ ADD ☐ ALTER ☒ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CONTRACTOR _____ DATE _____

**OWNER - BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prohibits the issuance of such permit to any person who does not produce such valid license. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

X I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C. for this reason _____

6-27-84 _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

X I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

X If after making this Certificate of Exemption you should become subject to the Workers Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

6-27-84

**VALUATION**

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL.* (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 15,000 |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 110 50 |
| PLAN CHECK | pd. 38945 | 01-36106 | |
| PARK & REC. ACQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 1 05 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | | 28-37211 | |
| | | TOTAL | 111 55 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 1 | URINALS | 1 |
| SINKS | 2 | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES 5 @ $ 4 00 | | 20 00 |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☒ GAS ☐ PIPING | | 2 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 10 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | 32 00 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 16 | | 8 00 |
| LIGHTING FIXTURES 4 | | 4 00 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT. @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | 20 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING ✓ M/BTU A/C ✓ M/BTU | | 12 00 |
| OTHER | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | | [illegible] |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | CHECK | 185.55 |
| TOTAL GRADING FEES ACCT #01-32106 | CHECK | 185.55 |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 185 55

PERMIT NO. _____ DATE 6-22-84

This permit becomes void if work or construction authorized is not commenced within 180 days of its issuance. In addition to this space, this form constitutes a permit to do the work described hereon. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

J.C.

BUILDING DEPART

1005

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | 9/24/84 | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 9/24/84 | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | 9/24/84 | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 9/28/84 | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 11-13-84 | |
| FINAL ELECTRIC | 11-13 84 | |
| FINAL MECHANICAL | 11/21/84 | |
| FINAL BUILDING | 11/21/84 | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| LAB REQ | | |
| SITE PLAN | | |
| CLEARANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

11/20/84 Permanent ladder for access to roof to be installed by owner at Bld.

**SEWER DIAGRAM**

303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. 984

CUP # VAR # SITE PLAN FILE #

BUILDING ADDRESS 1990 S Bon View (Bldg B Front Section)

OWNER TRI Pacific Dev.

MAILING ADDRESS 2110 Hacienda BLVD

CITY Hacienda Hts ZIP 91745 TEL. ~~714-961-6~~ 714-947-5000

CONTRACTOR OWNER

ADDRESS

CITY ZIP TEL.

STATE LIC. & CLASSIF., ARCH., ENGR., DESIGNER CITY LIC. NO. REYES

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE. OFFICE & WAREHOUSE

SQ. FT. SIZE 5500 NO. STORIES 1 NO. DW. UNITS

NEW ☑ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

DATE

**OWNER—BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 6&P.C. for this reason

3-31-81 Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the State Compensation Insurance Fund of Workers' Compensation Insurance as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

I agree that if after making this Certificate of Exemption I become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

Certified copy is hereby furnished
CERTIFICATE OF EXEMPTION FROM
WORKERS' COMPENSATION INSURANCE

I certify that the valuation of the permit is for one hundred dollars ($100) valuation or less.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. [illegible] Civil Code).

Name

I hereby affirm that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Date 3-31-81

Signature

**VALIDATION**

The issuance or granting of a validation on the face of this form shall not be construed to be a permit to do any work, and shall not give any authority to violate, cancel, alter or set aside any of the provisions of any law or ordinance of this jurisdiction. This permit shall become null and void if work is not started within 180 days or if the work authorized is suspended or abandoned for more than 120 days.

| OCC. GROUP | SIZE (SQ. FT.) | VALUATION |
|---|---|---|
| Office | 2562 | 12356 |
| Warehouse | 2613 | 4584.75 |
| | TOTAL VALUATION | 16940.75 |

ACCOUNT #

| | | | |
|---|---|---|---|
| PERMIT | RENEW & REROOF 01-3121 | 304 | 00 |
| PLAN CHECK | 01-3607 | | |
| PARK & REC. AQUISITION FEE | 25-3016 | | |
| EARTHQUAKE FEE | 01-220.31 | | |
| | TOTAL | | |

24759

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| WATER HEATERS | | | |

TOTAL FIXTURES # $

WATER ☐ GAS ☐ PIPING

WATER SOFTENERS

PERMIT FEE # 25989

TOTAL PLUMBING FEES ACCT # 01-3122

HOUSE SEWER # 24999

PRIVATE SEWER SYSTEM SEP. PIT SEPTIC TANK

TOTAL HOUSE SEWER & SANITATION FEES ACCT. # 01-3125

**ELECTRICAL FEES**

OCC. GROUP SQ. FT. # ¢

OCC. GROUP SQ. FT. # ¢

SERVICE AMPS #

NO. UNITS TEMP. POWER

NO. MOTORS

SWIMMING POOL ELECTRIC 25955

PERMIT FEE

TOTAL ELECTRICAL FEES ACCT. # 01-3123

**MECH. FEES**

HEATING

SWIMMING POOL HTG. M/BTU

AIR COND. 25915

OTHER

PERMIT FEE

TOTAL MECHANICAL FEES ACCT. # 01-3124

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT. # 01-3126

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED

**TOTAL ALL FEES (PAY THIS AMOUNT)** $ 304 00

PERMIT NO. DATE 3-31-81

MINIMUM SETBACK DISTANCES:

FRONT SETBACK FROM CENTER LINE

REAR SETBACK FROM REAR PROPERTY LINE

SIDE STREET SETBACK FROM CENTER LINE

SIDE SETBACK FROM PROPERTY LINE

APPLICATION ONLY BUILDING DEPARTMENT

1007

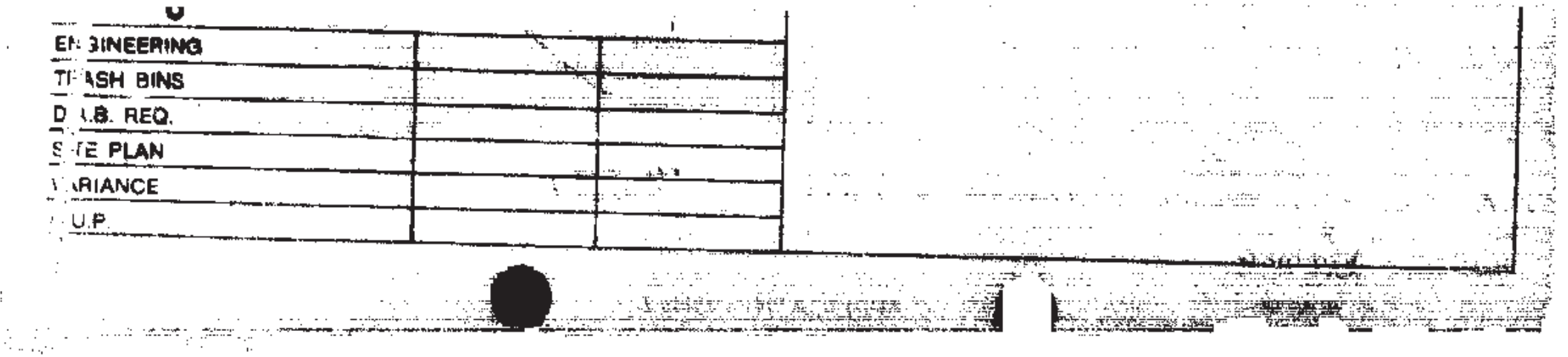
## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS | | | — on previous permit |
| U GRND PLUMBING | | | — " " " |
| U GRND ELECT. | | | |
| U GRND MECH. | | | |
| POOL STEEL/BOND. | | | |
| Insulation of Ceiling | 5-6-81 | RAH | |
| SLAB GRADE | | | — on previous permit |
| OK TO POUR SLAB | | | |
| ROUGH PLUMBING | 7/22/81 | CS | |
| ROUGH ELECTRIC | 7/22/81 | CS | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| ROUGH FRAMING | 7/22/81 | CS | |
| ROOF SHEATHING | 4/6/81 | CS | |
| SHEAR PANELS exterior | 4/6/81 | CS 8/10/81 CS | |
| STRUCTURAL STEEL | | | |
| CONNECTIONS | | | |
| ENERGY CONSERVATION | | | |
| OK TO COVER WALLS | | | |
| ROOF COVERING | | | |
| PLUG TOP OUT | | | |
| FIREPLACE - THROAT | | | |
| FIREPLACE - BOND BEAM | | | |
| FIREPLACE - TOP OUT | | | |
| MASONRY BOND BEAM | 9/9/81 | CS | — on previous permit |
| LATH - EXTERIOR | | | |
| LATH - INTERIOR | | | |
| DRY WALL NAIL OK | 8-14-81 | CG | |
| SEWER | | | |
| GAS TEST | | | |
| FENCE | | | |
| OK TO PLASTER POOL | | | |
| FINAL | | | |
| FINAL PLUMBING | 12/11/81 | CS | |
| FINAL ELECTRIC | | | |
| FINAL MECHANICAL | | | |
| FINAL BUILDING | | | |
| EDISON CO. CALLED | | | |
| GAS CO. CALLED | | | |

**SEWER DIAGRAM**

**MISCELLANEOUS REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| AIR REQ. | | |
| SITE PLAN | | |
| CADENCE | | |
| CAP | | |


ENGINEERING
TRASH BINS
D.U.S. REQ.
SITE PLAN
VARIANCE
U.P.

Have not been
Measured since
10-28-87

1950 Ford Bonneville
No. 3

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: L Brown

BUSINESS LICENSE

Name of Business Mulhern Realtors.

Address 1930 S Bon View unit 12

Type of Business Realtors Office

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____ (A)

2. Is this business approved for this zone? (Yes) No (Ord. # 23 1705)

3. Pull permit packet for: Existing

A. Type of previous business license

Real estate Mortgages

B. Date of most recent license

11-7-87

C. Building occupancy type

B-2

4. Is this a different type of business?

Yes (No)

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

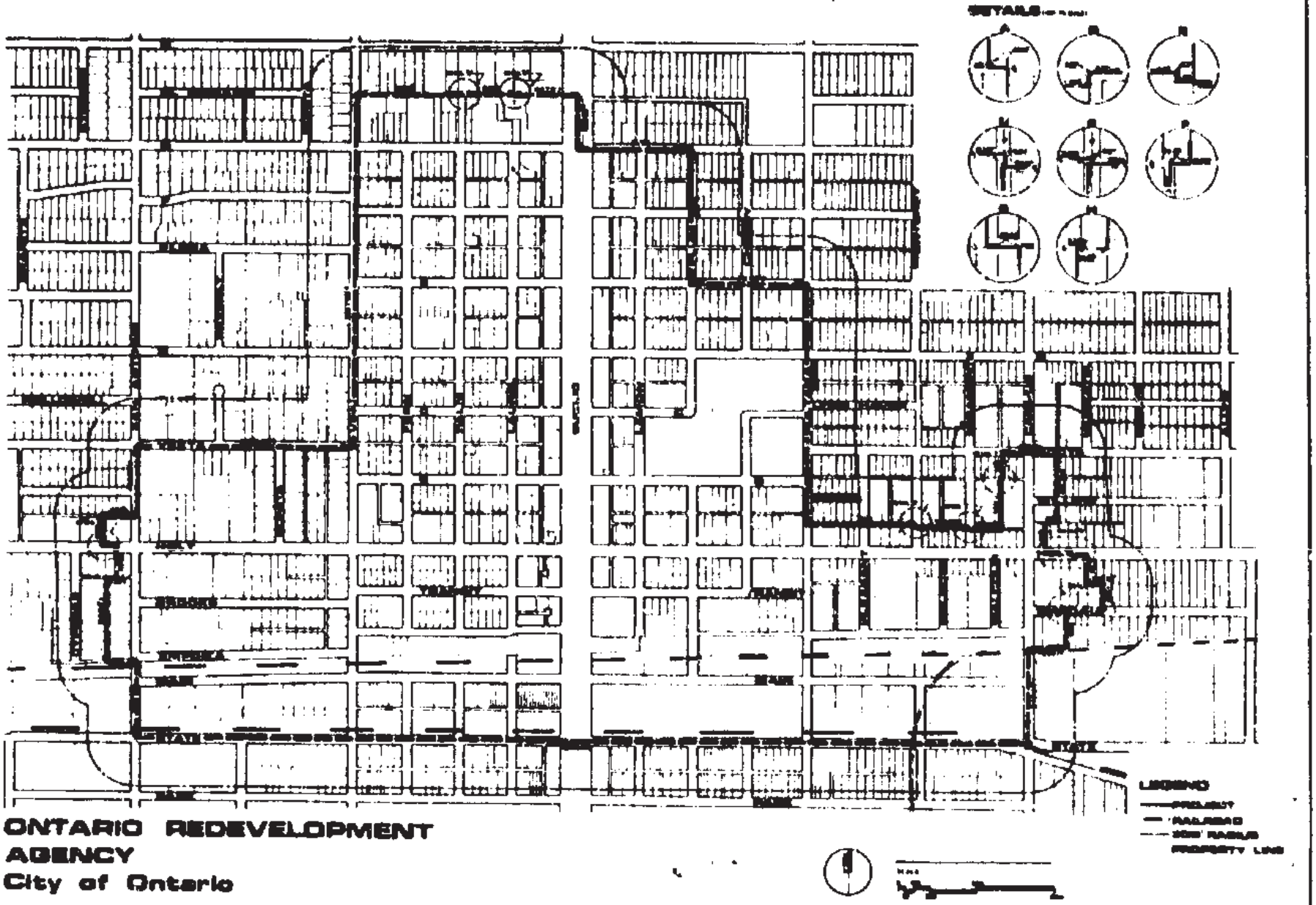
Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR [illegible] COMMERCIAL AND INDUSTRIAL BY: L Bates

BUSINESS LICENSE

Name of Business Hasegawa Co Inc DBA Dupont Analytics

Address 930 S Barrington Ave #12

Type of Business Real estate brokering

1. Zone (Circle) C1 C2 C3 ME M2 M2.5 EBD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

A. Type of previous business license

Office of contractors/engineers developers

B. Date of most recent license

10-21-82

C. Building occupancy type

_____

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

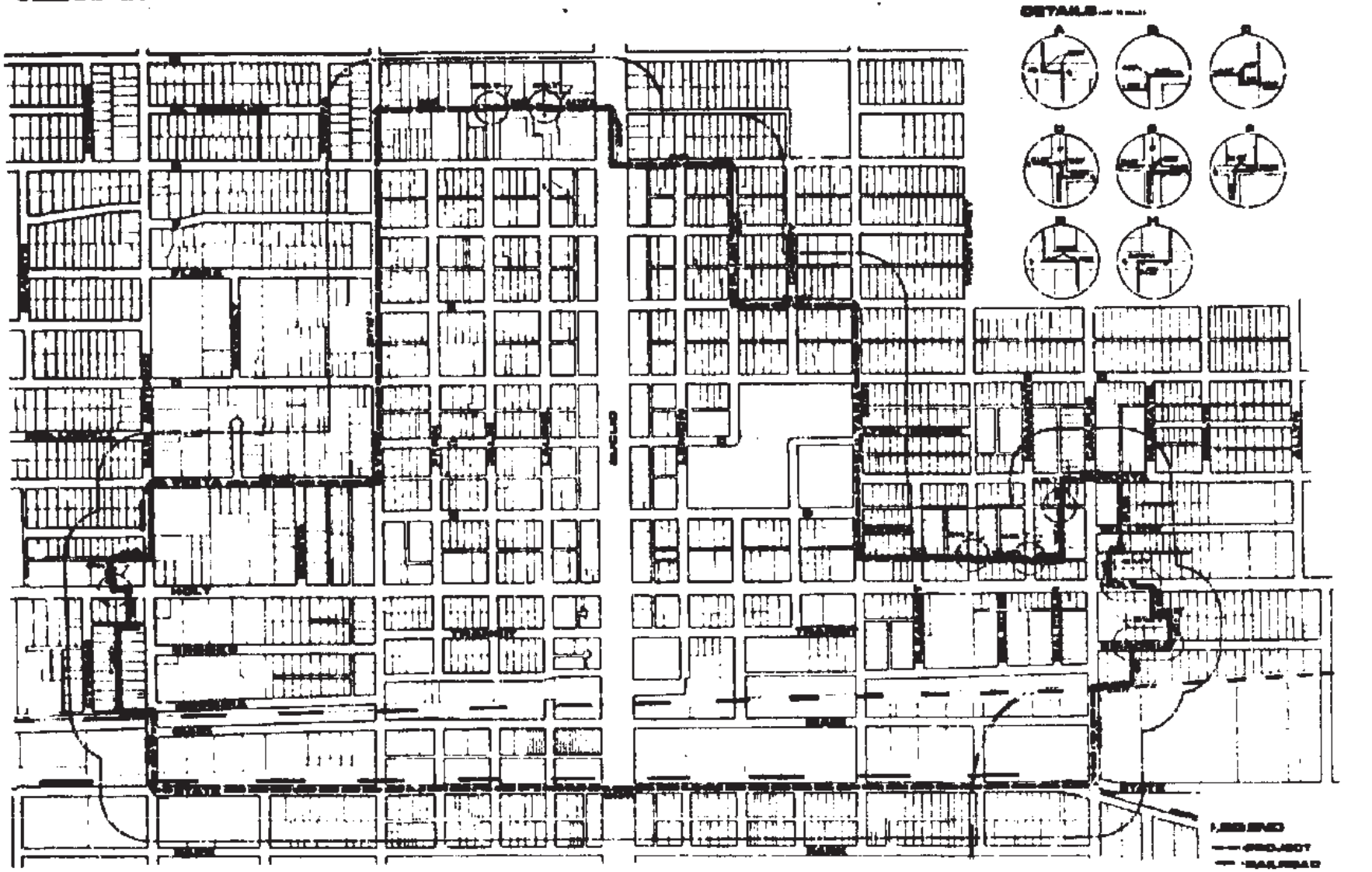
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

DATE 8-31

# CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

BY: L Brown

Name of Business La Jolla Pacific

Address 430 S. Bon Vida Ave #12

Type of Business Real estate brokerage

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Ord. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   Office of contractors engineers developers

   B. Date of most recent license

   10-31-83

   C. Building occupancy type

   _____

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

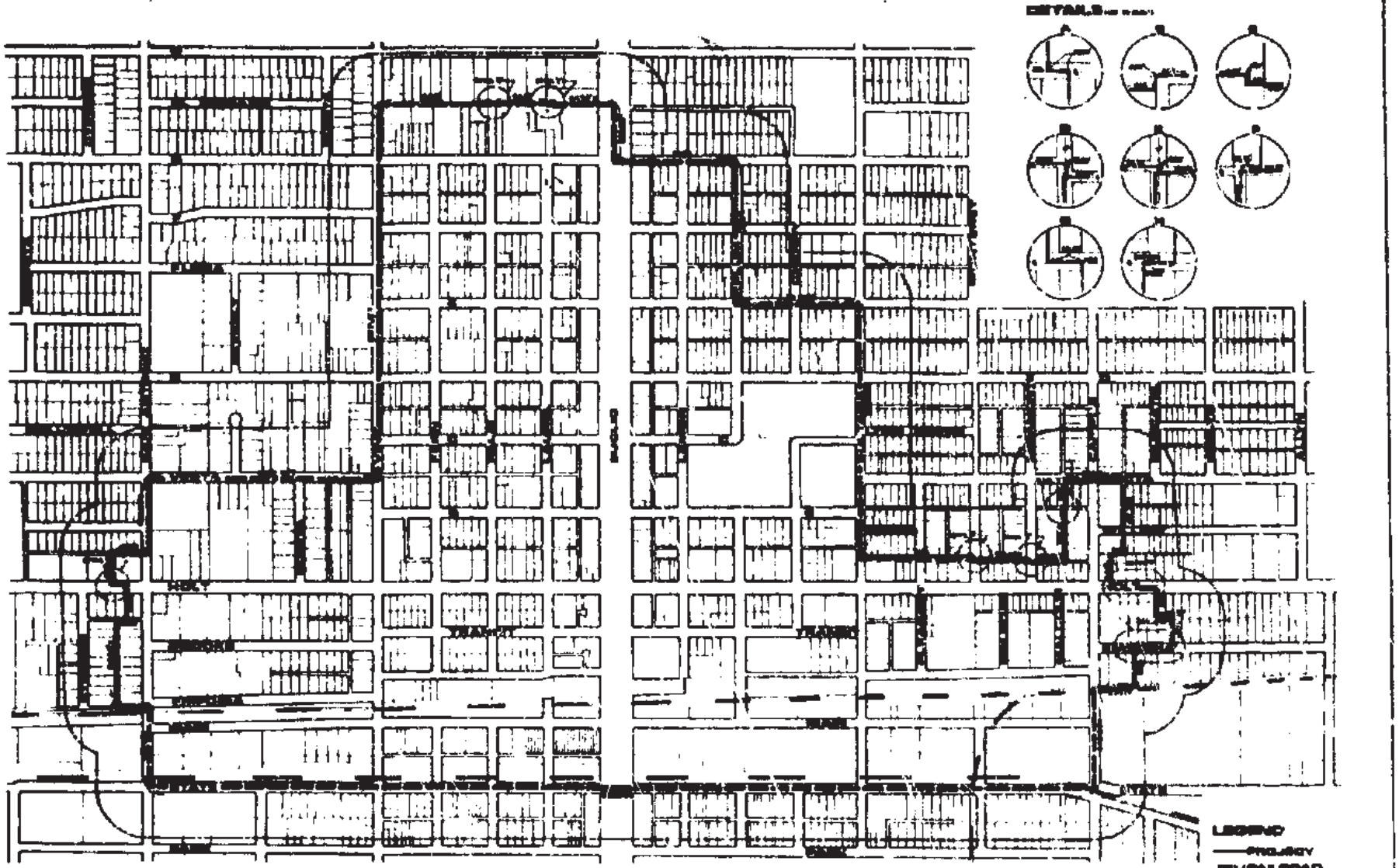
    Yes No

    If located within area license must be approved by Pyron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



**ONTARIO REDEVELOPMENT AGENCY**
City of Ontario

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

DATE 3-9-88

BY: K Brown

Name of Business California Screen Company

Address 1930 E. Bonview unit B

Type of Business Manufacturing Screen

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? Yes No (Ord. # 2-3170)

3. Pull permit packet for:

A. Type of previous business license

Real estate brokerage

B. Date of most recent license

11-20-87

C. Building occupancy type

B

4. Is this a different type of business?

Yes No

5. Is this a change of ownership only?

Yes No

6. Will a pre-alteration inspection be required for alterations?

Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

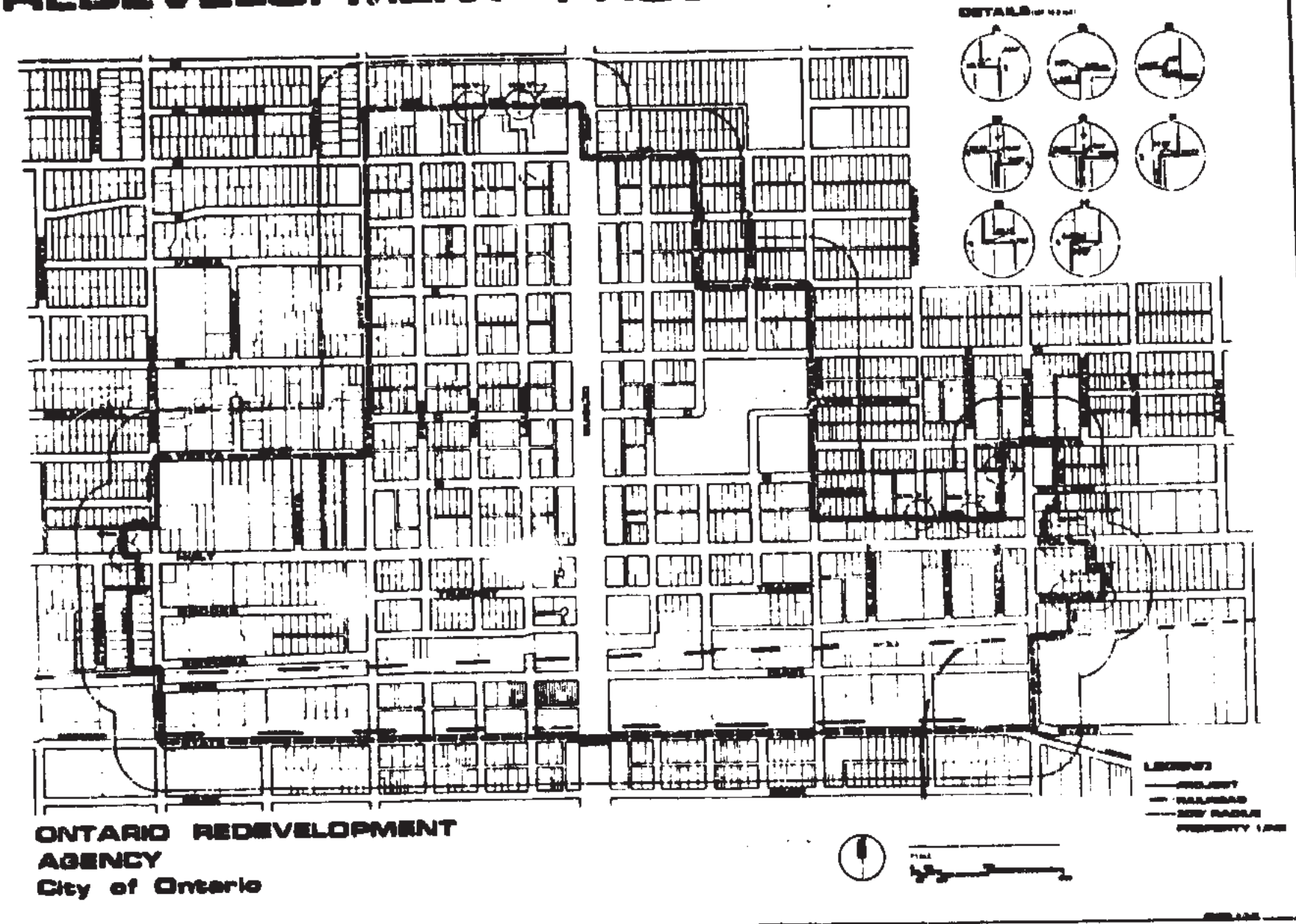
Yes No

If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (—) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

NAME OF BUSINESS: Quality Offset Printers PHONE: 947-1433

ADDRESS: 1930 Bon View #14 - Ontario

CLASSIFICATION OR TYPE OF BUSINESS: Print shop

OWNER'S NAME: Joe Mendoza ADDRESS:
Prtr

PHONE: 714-350-3284

OTHER NAME: ADDRESS:

PHONE:

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals, compressed gases, or other hazardous materials used, stored, or present; type of waste materials that will be discharged into sewer system; description of hazardous processes involved, etc.

I-31746L SQUARE FOOTAGE: 1,400

DATE: 5/17/90 LICENSE DIVISION

BY: LME

FORM #28 (6/89)

CHECK LIST COMMERCIAL AND INDUSTRIAL BY: P. Francis

## BUSINESS LICENSE

Name of Business California Delite

Address 1930 S. Bon View #16

Type of Business frozen ice cream bars distribution

1. Zone (Circle) C1 CZ C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705(a))

3. Pull permit packet for:

   A. Type of previous business license

   Warehousing / Ripke to Day

   B. Date of most recent license

   4-7-86

   C. Building occupancy type

   B-2

4. Is this a different type of business?

   (Yes) No

5. Is this a change of ownership only?

   Yes (No)

6. Will a pre-alteration inspection be required for alterations?

   Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

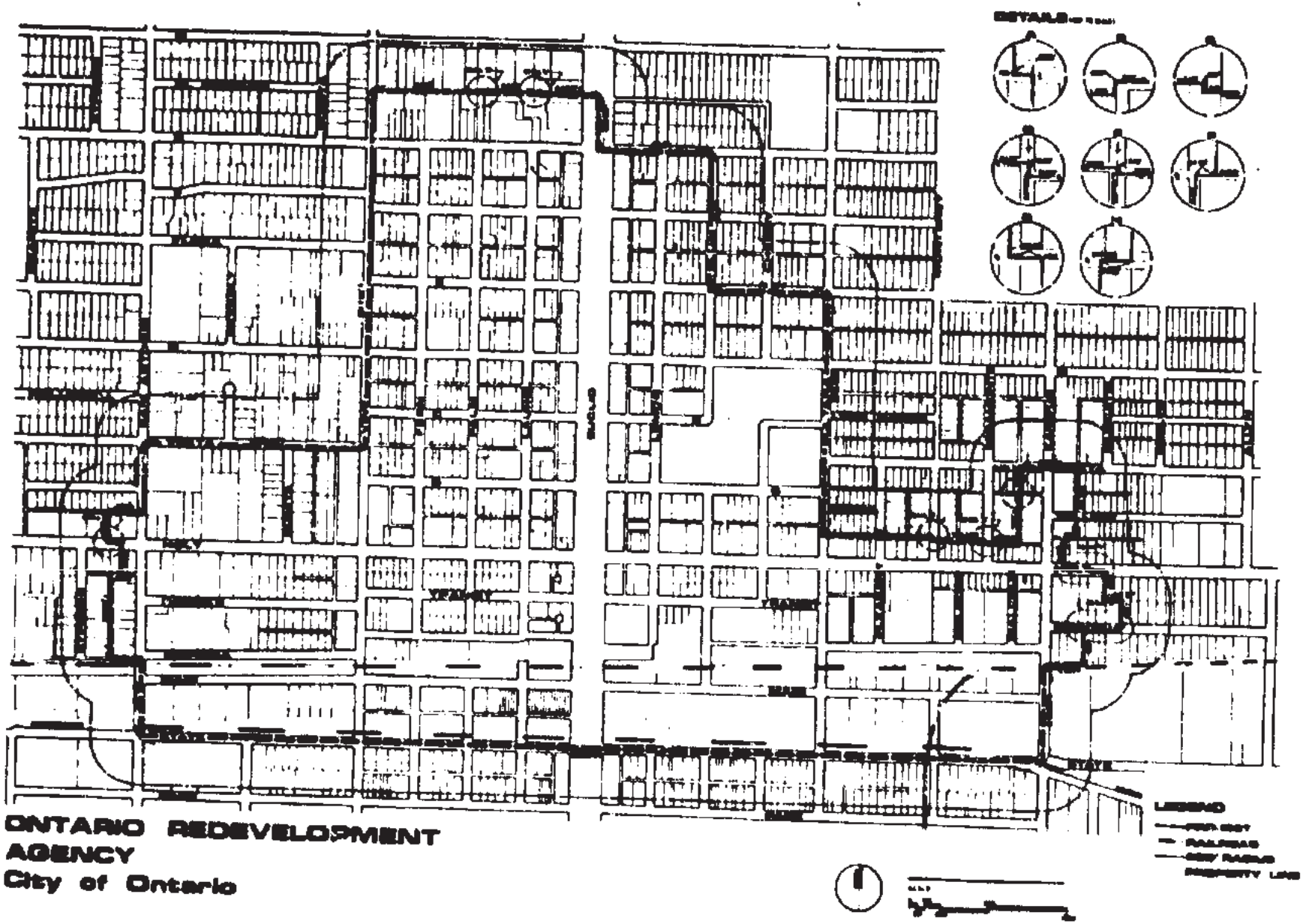
    Yes (No)

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT



ONTARIO REDEVELOPMENT AGENCY
City of Ontario

Name of Business _____

Address _____

Type of Business _____

1. Zone (Circle) C1 C2 C3 M1 M2 M3 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? Yes No (Cond. # _____)

3. Pull permit packet for:

   A. Type of previous business license

   _____

   B. Date of most recent license

   _____

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

    Yes No

    If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO
CHECK LIST FOR BUSINESS LICENSE

Date 7-21-89 By D Bell
Reviewed by _____

Name of Business Daddato Industries
Address 1930 South Commerce #13
Type of Business machine Shop

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1
R2 R3 RE AR PL SP ARS SA

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.105 (Use 32 machine shop

3. Pull permit packet for:
A. Type of previous business license more information file for #13
B. Date of most recent license more on file for Unit 93
C. Building occupancy type B2 726 Sq Ft. Eng. C. Franco

4. Is this a different type of business? (Yes) No
5. Is this a change of ownership only? Yes (No)
6. Will a pre-alteration be required? Yes (No)
7. Occupancy type _____
8. Occupancy size 1320
9. Is this business approved in this location (Building)? (Yes) No

_____

10. Is business located within the Redevelopment Project Area? Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business: Ontario Cutting Service

Address: 1930 S Bon View #20

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5

2. Is this business approved for the zone? (Yes) No

3. Pull permit packet for:
   A. Type of previous license
      New
   B. Date of most recent license
      —
   C. Building occupancy type
      B-2

4. Is this a different type business?
   YES (NO)

5. Is this a change of ownership only?
   YES (NO)

6. Will a pre-alteration inspection be required for alterations?
   YES (NO)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

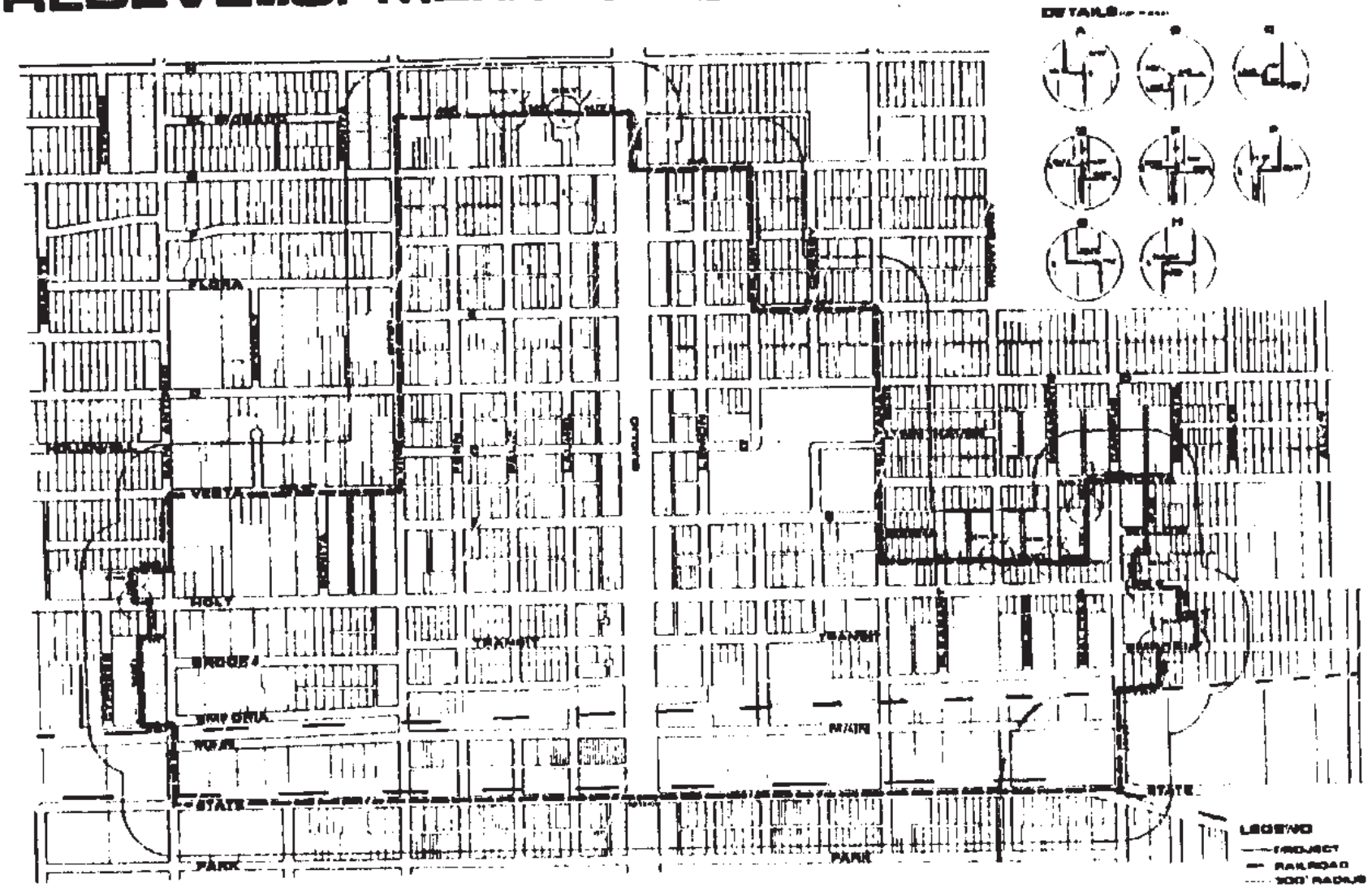
9. If hazardous occupancy - pull building plans.

10. Is business located ~~within~~ Redevelopment Project Area?
    YES (NO)
    If located ~~within~~ area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business COLUMN ENGINEERING, INC (mfg. medical devices)

Address 1930 So. BON VIEW #20

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)

2. Is this business approved for the zone? (Yes) No (b-f)

3. Pull permit packet for:

   A. Type of previous license

   Ontario Clothing Serv.

   B. Date of most recent license

   '84

   C. Building occupancy type

   B-2

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   YES (NO)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

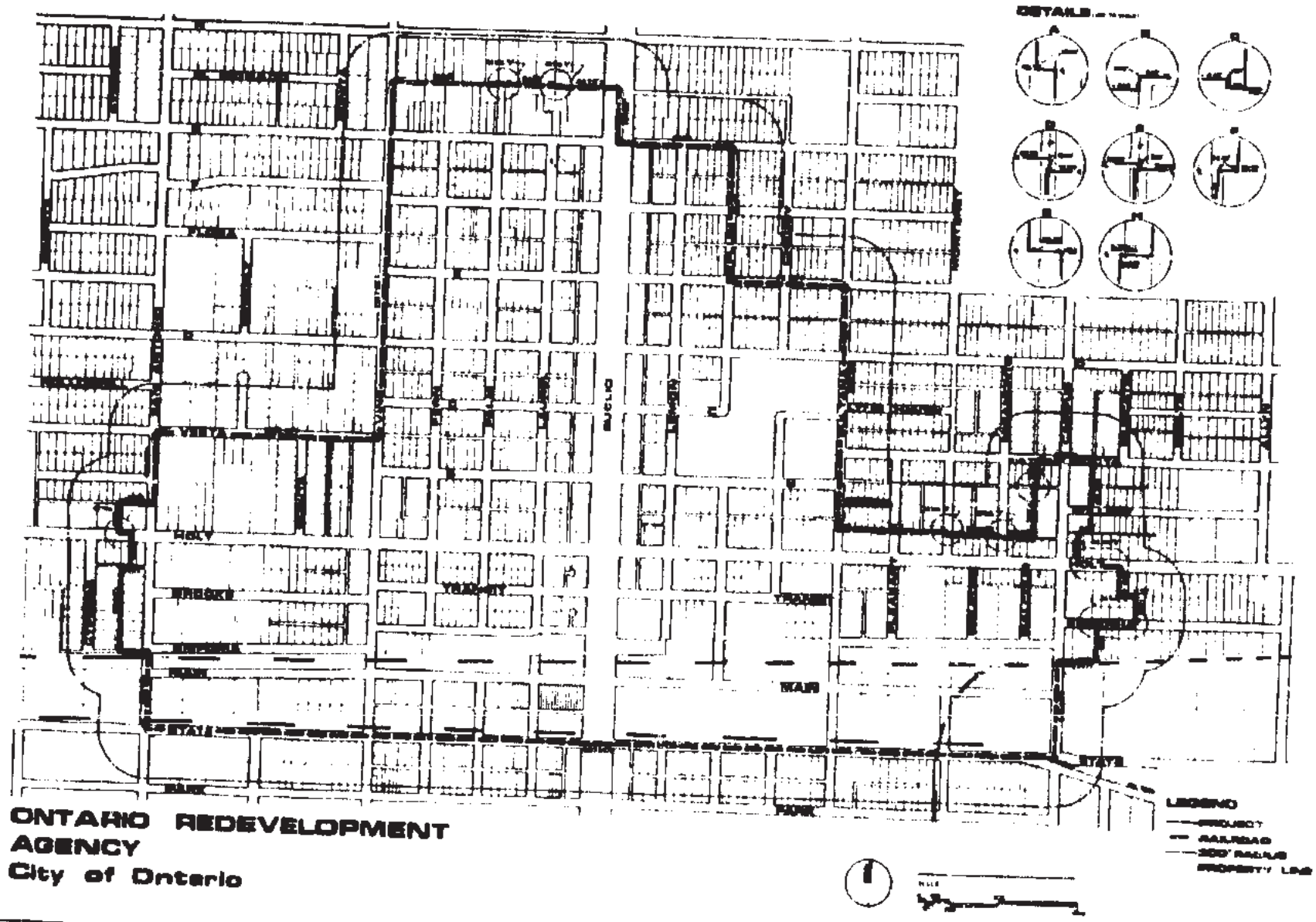
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Rigoberto Diaz

Address 1990 S Bon View #16 (on)

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)
2. Is this business approved for the zone? (Yes) No
3. Pull permit packet for:
   A. Type of previous license
      N/A
   B. Date of most recent license
      N/A
   C. Building occupancy type
      B2
4. Is this a different type business?
   YES (NO)
5. Is this a change of ownership only?
   YES (NO)
6. Will a pre-alteration inspection be required for alterations?
   YES (NO)
7. If a pre-alteration is required - pull building plans.
8. If different type occupancies in building - pull building plans.
9. If hazardous occupancy - pull building plans.
10. Is business located within Redevelopment Project Area?
    YES (NO)
    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

# CENTER CITY REDEVELOPMENT PROJECT




ONTARIO REDEVELOPMENT AGENCY
City of Ontario

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

BUSINESS LICENSE

Name of Business Shamrock - Sterling Chemical Corp.

Address 1930 S. Bon View #19

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 Pump Mfg.

2. Is this business approved for the zone? (Yes) No 9-3, 1705 (ax)

3. Pull permit packet for:

   A. Type of previous license

   None on file

   B. Date of most recent license

   None

   C. Building occupancy type

   B-2

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   (YES) NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

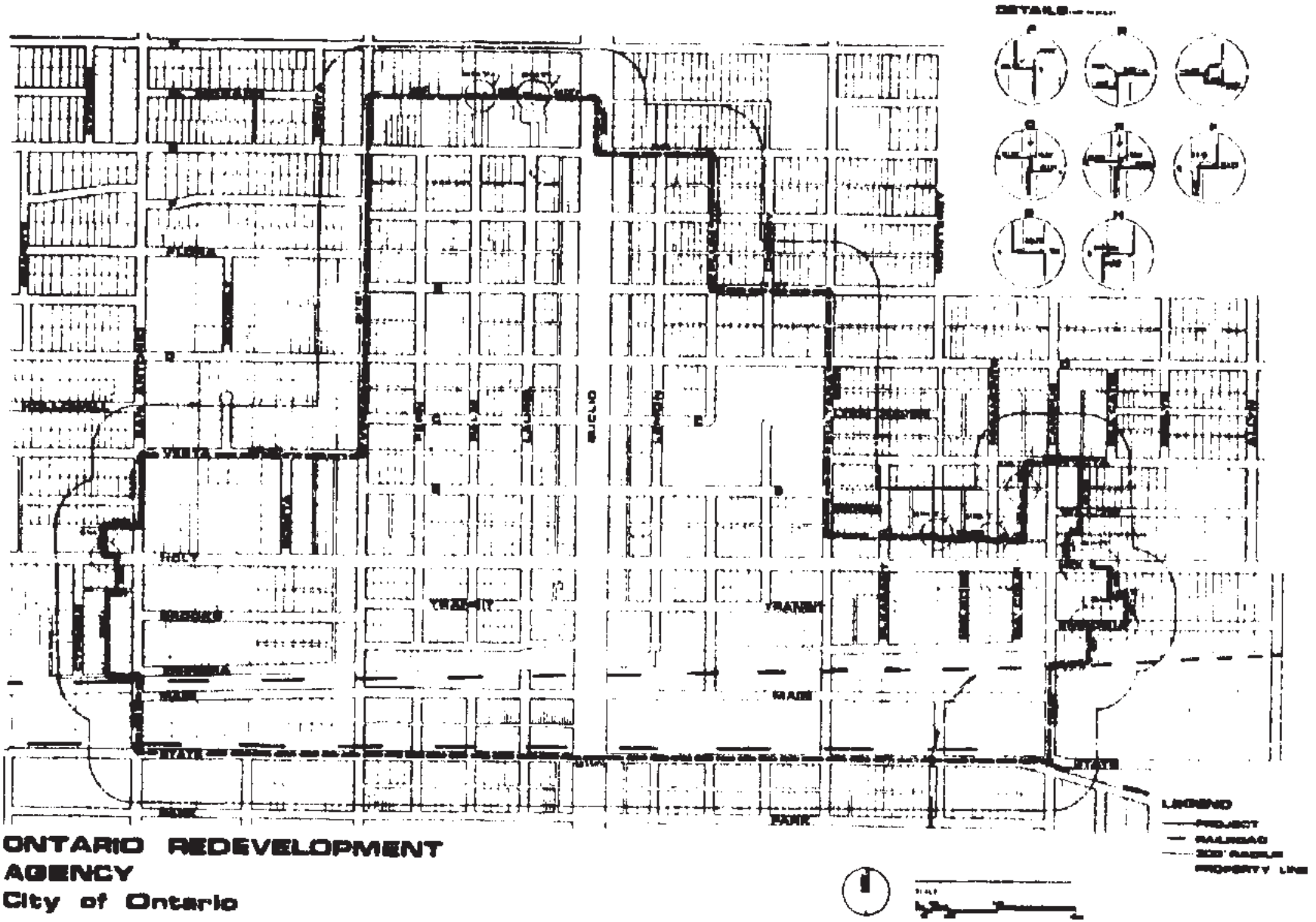
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY

# CENTER CITY REDEVELOPMENT PROJECT




**ONTARIO REDEVELOPMENT AGENCY**
**City of Ontario**

LOT # _____ 305 EAST "G" STREET ONTARIO, CA 91764 TEL. (714) 391-2540 PLAN NO: _____ APN 1052-381-20

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1930 Bon View #M

NAME: Shamrock Chemical

MAIL ADDRESS: 1930 Bon View

CITY: Ontario ZIP: _____ TEL: _____

CONTRACTOR: Air Masters.

ADDRESS: 9439 White Oak.

CITY: Rancho Cuca. ZIP: 91730 TEL: (714) 980-32

CITY LIC. NO: C20, B10, 481200 CITY LIC NO: 328131

ARCHITECT _____ TEL _____

ADDRESS _____ ZIP _____ STATE LIC NO _____

DESCRIPTION OF WORK: Install one 4 Ton A/C u

NO. STORIES _____ NO. OF UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X Lowell O. Strang 1/23/91
SIGNATURE DATE

OWNER – BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under B & P C. for the reason _____

Owner _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or an exemption certificate as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

My Workers' Compensation Insurance carrier and policy number are: 3093 Fairmont 10-15-91

Carrier _____ Policy Number

Certificate of Consent to self-insure No. _____

Certificate of Workers' Compensation Insurance No. _____

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

In the event that I subsequently become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

X Lowell O. Strang 1-23-91
SIGNATURE OF APPLICANT / AGENT DATE

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. ($/SQ.FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT # | 01-32101 | | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | | |
| PLAN CHECK FIRE DEPT. | 01-36106 | | |
| PARK & REC. FEE SFR | 07-31903 | | |
| PARK & REC. FEE MFR | 07-31904 | | |
| EARTHQUAKE FEE RES. | 01-215-116 | | |
| EARTHQUAKE FEE COMM. | 01-215-118 | | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | | |
| MISC. | | | |
| | TOTAL | | |

| | | | |
|---|---|---|---|
| FIXTURES # | | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES # | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER # | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES # | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | | |
| OCC. GROUP | SQ. FT | # | ¢ |
| OCC. GROUP | SQ. FT | # | ¢ |
| SERVICE AMPS | | # | |
| NO. UNITS | TEMP POWER | | |
| 1 Circuit | | | 15 00 |
| PERMIT FEES # | | | 15 00 |
| TOTAL ELECTRICAL FEES 1300 | ACCT ~~401-32106~~ | | 30 00 |
| HEATING 4T-A/C | | | 9 00 |
| PERMIT FEE # | | | 15 00 |
| TOTAL MECHANICAL FEES 1400 | ACCT ~~401-32104~~ | | 24 00 |
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | | $ [illegible] |

PERMIT NO 85123 DATE 1-23-91

DEPARTMENT USE ONLY

Plan Check Fee Paid _____

Water Service Distance _____

Property Line _____ R.W. _____

Rear Property Line

Street Centerline _____ R.W. _____

Back of Walk from Property Line

NOTE _____

APPLICATION ONLY

VALIDATION

When properly validated in the space below, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days of the date of issuance.

BUILDING DEPARTMENT CC 1032

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME [illegible] WITH [illegible] REMARKS |
|---|---|---|---|
| [illegible] STEEL/UFER | | | OK TO [illegible] |
| [illegible] UMBING | | | |
| [illegible] | | | |
| [illegible] | | | |
| [illegible] | | | |
| [illegible] UMBING | | | |
| [illegible] | | | |
| [illegible] RANGAL | | | |
| [illegible] UMING/SHEATHING | | | |
| [illegible] GAMING | | | |
| [illegible] SHEATHING | | | |
| [illegible] PANELS | | | |
| [illegible] INSP. JOB START | | | |
| [illegible] CONSERVATION | | | |
| [illegible] WATER | | | |
| [illegible] | | | |
| [illegible] | | | |
| [illegible] | | | |
| [illegible] | | | |
| | 1/29/91 | Sands | |

SEWER DIAGRAM

1/25/91 Sands
1/25/91 Sands

1-28-91 DD

OTHER DEPARTMENT REQUIREMENTS

LOT # _____ APN _____

PC # _____ VAR # _____ DWG/FILE # _____

BUILDING ADDRESS 1930 Bon View #19

OWNER SHAMROCK CHEMICAL

MAILING ADDRESS SAME

CITY Ontario ZIP 91761 TEL 9845662

CONTRACTOR AIR MASTERS

ADDRESS 6439 WHITE OAK #105

CITY R.C. ZIP 91761 TEL 9803286

STATE LIC A/C-20 C-36 481200 CITY LIC NO 22813

ARCH. ENGR DESIGNER N/A

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE Gas for AC

ZONE N/A NO STORIES _____ NO. DW UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

X _____ 1-25-91
SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees (with wages as their sole compensation), will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & PC for this reason _____

Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a certified copy thereof (Sec. 3700 Labor Code).

Policy No. 243 Company Fireman's Fund 10-15-91

Certificate copy is hereby furnished.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Signature _____ Date _____

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Name _____

Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter the above-mentioned property for inspection purposes.

Signature Michael Hall Date 1-25-91

**DEPARTMENT USE ONLY**

Plan Check Deposit _____

Minimum Setback Distances

Property Line to Center Line _____ R/W _____

Property Line to Near Property Line

Property Line to Setback from Center Line _____ R/W _____

Property Line to Property Line

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # 85123 | 01-32101 | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | |
| PLAN CHECK FIRE DEPT. | 01-36106 | |
| PARK & REC. FEE SFR | 07-31903 | |
| PARK & REC. FEE MFR | 07-31904 | |
| EARTHQUAKE FEE RES. | 01-215-116 | |
| EARTHQUAKE FEE COMM. | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| MISC. | | |
| TOTAL | | |

**PLUMBING FEES**

| | | |
|---|---|---|
| FIXTURES # | | |
| WATER HEATERS/POOL # SPA HEATER | | |
| WATER ☐ GAS ☒ PIPING 1 | | 3 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | 5 00 |
| TOTAL PLUMBING FEES 100 | ACCT #01-32102 | 8 00 |
| HOUSE SEWER @ | SEP. PIT ☐ SEPTIC TANK ☐ | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| OCC. GROUP | SQ. FT. | # | ¢ |
| OCC GROUP | SQ. FT. | # | ¢ |
| SERVICE AMPS | | # | |
| NO. UNITS | TEMP POWER | | |
| | | | |
| | | | |
| PERMIT FEES # | | | |
| TOTAL ELECTRICAL FEES | ACCT #01-32103 | | |

**MECHANICAL FEES**

| | |
|---|---|
| HEATING | |
| | |
| | |
| PERMIT FEE # | |
| TOTAL MECHANICAL FEES | ACCT #01-32104 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES | ACCT #01-32106 |
| SEWER ASSESSMENT FEES PAID YES ☐ NO ☐ | |
| AVIGATION AGREEMENT REQUIRED YES ☐ NO ☐ | |

**TOTAL ALL FEES (PAY THIS AMOUNT)** # 18 00

PERMIT NO 85152 DATE 1-25-91 HP

NOTE _____

**VALUATION**

When property valuation is not shown, the fees specified in permit to do the work described herein. This permit will expire if work is not started

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR NAME | INITIAL | REMARKS |
|---|---|---|---|---|---|
| | | | | | |

* 1/29/91 Swabb * See Permit # 85123 Swabb

SEWER DIAGRAM

* 1/29/91 Swabb

1-26-91 (JM)

OTHER DEPARTMENT REQUIREMENTS

LOT # [illegible]

PC # VAR # PANEL # Hartzell

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E Hoct

CITY Pomona | ZIP | TEL 623-6551

CONTRACTOR Owner Builder

ADDRESS

CITY | ZIP | TEL

STATE LIC & CLASS | CITY LIC NO

ARCH ENGR DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO.

INTENDED PERMIT USE tenant improvement for office use

SQ FT SIZE 8 X 30 | NO. STORIES | NO. DW UNITS

RESIDENTIAL ☐ COMMERICAL ☐ INDUSTRIAL ☐
NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec 7031.5 Business and Professions Code): Any city or county which requires a permit to construct alter improve demolish or repair any structure prohibits the issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. 7044 B & P C for this reason Will not hire outside help.

Date 8-16-84 Owner

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation Insurance or a copy certified by the Director of Industrial Relations as provided for by Section 3800, Labor Code, for the performance of the work for which this permit is issued.

My workers' compensation insurance carrier and the policy number are Company

Policy Number

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

If after making this Certificate of Exemption, I become subject to the Workers' Compensation provisions of the Labor Code, I must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name

Lender's Address

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent Date 8-16-84

1249 E Hoct
Pomona CA.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| 30 F | 8 x 30 | | 340 00 |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | 11 50 |
| PLAN CHECK @ | 01-36105 | 7 47 |
| PARK & REC. AQUISITION FEE @ | 07-31601 | |
| EARTHQUAKE FEE @ | 01-215-116 | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $960 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | 19 47 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | 1 | DRINK. FOUNTAINS | |
| LAVATORIES | 1 | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES 2 @ $ 4 00 | 8 00 |
| WATER HEATERS/POOL • SPA HEATER | |
| WATER ☒ GAS ☐ PIPING | 2 00 |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | 10 00 |
| TOTAL PLUMBING FEES ACCT. #01-32102 | 20 00 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | |
|---|---|
| SWITCHES, RECEPTACLES 9 | 4 50 |
| LIGHTING FIXTURES 4 | 2 00 |
| APPLIANCE OUTLETS | |
| OCC. GROUP SQ. FT. @ ¢ | |
| OCC. GROUP SQ. FT. @ ¢ | |
| SERVICE AMPS 150 @ | 12 50 |
| NO. UNITS TEMP. POWER | |
| NO. MOTORS | |
| SWIMMING POOL/SPA ELECTRIC | |
| PERMIT FEE @ | 10 00 |
| TOTAL ELECTRICAL FEES ACCT. #01-32103 | 29 00 |

**MECHANICAL FEES**

| | |
|---|---|
| HEATING M/BTU A/C M/BTU | |
| OTHER | |
| PERMIT FEE @ | |
| TOTAL MECHANICAL FEES ACCT. #01-32104 | [illegible] 10 |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32106 | 00 |
| SEWER ASSESSMENT FEES PAID YES NO | |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 68 47

PERMIT NO [illegible] DATE 8-16-84

D - 1036

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | 8-23-84 | KEB |
| ROUGH ELECTRIC | 8-23-84 | KEB |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-23-84 | KEB |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | 8-23-84 | KEB |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 8-84 | KEB |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 12-17-84 | B |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | 12-17-84 | B |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 12-18-84 | BW |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| D.A.B. REQ. | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

TRACT # _____
LOT # _____

[illegible] EAST "G" STREET [illegible] TEL. (714) [illegible]

PC # VAR # ZONE/FILE # None Req

BUILDING ADDRESS 1930 So. Bon View #15

OWNER Ed Beaumont

MAILING ADDRESS 1249 E. Holt.

CITY Pomona ZIP TEL 623-6551

CONTRACTOR Owner / Bldg

ADDRESS

CITY ZIP TEL

STATE LIC & CLASS# CITY LIC NO

ARCH ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED PERMIT USE Supplemental permit for plbg

NO STORIES NO DW UNITS

RESIDENTIAL [ ] COMMERICAL [X] INDUSTRIAL [ ]
NEW ADD [X] ALTER [ ] REPAIR [ ] DEMOLITION [ ]

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

NAME _____ DATE _____

**OWNER--BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, requires the applicant for such permit to file a signed statement that he is licensed pursuant to the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P C for this reason _____

DATE 9 26 84 OWNER [signature]

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are _____

Certificate of Consent to self-insure No. _____

Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I understand my duties under Section 3700 of the Labor Code, to me provided, and will comply with such provisions before commencing the performance of the work of this permit. If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of Section 3700 of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

SIGNATURE [signature] DATE 9-26-84

**VALUATION**

The applicant certifies that the valuation of this work is $ _____. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-38106 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | |
|---|---|
| TOTAL FIXTURES _____ @ $ _____ | |
| WATER HEATERS/POOL • SPA HEATER | 500 |
| WATER ☐ GAS ☐ PIPING | |
| SOLAR COLLECTORS/TANKS | |
| PERMIT FEES @ | 4 50 |
| TOTAL PLUMBING FEES ACCT #01-32102 | 9 50 |
| HOUSE SEWER @ SEP. PIT SEPTIC TANK | |
| PERMIT FEES @ | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | | | |
| LIGHTING FIXTURES | | | |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ FT | @ | ¢ |
| OCC. GROUP | SQ FT | @ | ¢ |
| SERVICE | AMPS | @ | |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | | |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | | |

**MECH. FEES**

| | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C | M/BTU |
| OTHER | | | |
| PERMIT FEE @ | | | |
| TOTAL MECHANICAL FEES ACCT #01-32104 | | | |

**GRADING FEES**

| | |
|---|---|
| CUBIC YARDS | |
| TOTAL GRADING FEES ACCT. #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | 2 50 |
| AVIGATION AGREEMENT REQUIRED YES NO | |

TOTAL ALL FEES 40123 (PAY THIS AMOUNT) CASH 9 50

PERMIT NO _____ DATE 9-26-84 CF

APPLICATION ONLY

BUILDING DEPARTMENT

1038

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U GRND PLUMBING | | |
| U GRND ELECT. | | |
| U GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH EXTERIOR | | |
| LATH INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/SPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | 12-17-84 | R. Mer |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | | |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.H. REQ | | |
| C.E. PLAN | | |
| SEPARATE | | |
| OTHER | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

LOT # — BLOCK # — TRACT # — SUBDIVISION — PC # — PARCEL # —

BUILDING ADDRESS: 1930 Bon View #10
OWNER: Mr Bibo
MAILING ADDRESS: Same
CITY: Ontario ZIP: 91761 TEL:
CONTRACTOR: Smith HT & AC
ADDRESS: P.O. Box 904
CITY: Upland ZIP: 91785 TEL: 981-1243
STATE LIC & CLASS: 396406 C-20 CITY LIC NO: 07246 02
ARCH. ENGR. DESIGNER:
ADDRESS: TEL:
CITY: ZIP: STATE LIC NO:
INTENDED PERMIT USE: HT & AC unit on roof
SQ. FT. SIZE: — NO. STORIES: — NO. DW. UNITS: —
RESIDENTIAL NEW ☐ ADD ☑ ALTER ☐ COMMERICAL ☐ REPAIR ☐ INDUSTRIAL ☐ DEMOLITION ☐

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code and my license is in full force and effect

Patricia Smith 4-28-86
SIGNATURE DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, if the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under B & P C for this reason

**WORKERS' COMPENSATION DECLARATION**

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and the policy number are 4-63-919 St Compfund 4-1-87

Certificate of Consent to Self-Insure
CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

WARNING: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this permit. I understand that my workers' compensation coverage is subject to cancellation upon notice to the City that fourteen days after receipt of such notice by the City, this permit shall be revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's name

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Patricia Smith 4-28-86
SIGNATURE DATE
P.O. Box 904
Upland 91785

**VALIDATION**

This permit application and this space for issuance constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

APPLICATION ONLY

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | 1052 |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK @ | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | 07-31901 | |
| EARTHQUAKE FEE @ | 01-216-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | 28-37211 | |
| | TOTAL | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER @ SEP PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT. #01-32105 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES | | |
| LIGHTING FIXTURES | | |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| OCC. GROUP SQ. FT @ ¢ | | |
| SERVICE AMPS @ | | |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING 140 M/BTU 84 A/C M/BTU | | 12 00 |
| OTHER | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL MECHANICAL FEES ACCT #01-32104 | | 22 00 |

**GRADING FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| ANNEXATION AGREEMENT REQUIRED YES NO | | |

48673

TOTAL ALL FEES (PAY THIS AMOUNT) $ 22 00

PERMIT NO. DATE 4/28/86

1040

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG. | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | Okayed 4-6-88 |
| EDISON CO. CALLED | | |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| A.B. REQ. | | |
| SITE PLAN | | |
| [illegible]ANCE | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
( XXX ) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
( XXX ) FIRE DEPT-FIRE PREV. BUREAU
( XXX ) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business NEW BA BADLSON MANUFACTURING BUILDING Phone [illegible]

Address [illegible]

Classification or type of business [illegible]

Name of [illegible] (owner) Address _____ Phone _____

or
Name of _____ (manager) Address _____ Phone _____

= = = =

REQUEST FOR USE OR OCCUPANCY [illegible] A BUSINESS LICENSE

(XXX) BUILDING DEPARTMENT
( ) ZONING DEPARTMENT
(XXX) FIRE DEPT-FIRE PREV. BUREAU
(XXX) POLICE DEPARTMENT
( ) ENGINEERING DEPARTMENT
( ) WATER DEPARTMENT
( ) HEALTH DEPARTMENT
( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business J & E SPORTWEAR Phone

Address 1930 S BON VIEW AV.E

Classification or type of business TEXTILES MFG

Name of ESPERANZA SOTO (owner) Address 324 CELIA ST. Phone 5943523

or

Name of JOSE B MENA (manager) Address Phone

= = = =

1930 S. Bon View #C

# CITY OF ONTARIO

## REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

**TO:** (XX) **BUILDING DEPARTMENT**
( ) **POLICE DEPARTMENT**
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

**NAME OF BUSINESS:** Daddato Industries **PHONE:** 947-3301

**ADDRESS:** 1930 S. Bon View #13 - Ontario 91761

**CLASSIFICATION OR TYPE OF BUSINESS:** Machine shop

**OWNER'S NAME:** Dominic Daddato **ADDRESS:** 8043 Elden Avenue Whittier
**PHONE:** 213-693-8687

**OTHER NAME:** **ADDRESS:**
**PHONE:**

The following is a description of business activities to be conducted from above location; the potential number of persons to be on the premises; flammable liquids, chemicals compressed gases, or other hazardous materials used, stored, or proposed; type of waste materials that will be discharged and/or proposed long term description of hazardous processes involved, etc.: 10-12-89 Occupancy #12

**SQUARE FOOTAGE:** 1,260

**DATE:** 9/11/89

**LICENSE DIVISION**

**BY:** LME

FORM #28 (6/89)

LOT #

PC # VAR # DATE FILED: No Rec

BUILDING ADDRESS: 1930 Bon View Unit 20

OWNER: Bon View Industrial Plaza, Ltd.

MAILING ADDRESS: 1930 Bon View #12

CITY: Ontario ZIP: 91761 TEL: 947-5088

CONTRACTOR: JKL-Pacific Const., Inc.

ADDRESS: 1156 Bon View #12

CITY: Ont ZIP: 91761 TEL: 947-5088

STATE LIC: B-1 345652 CITY LIC NO: 161836

ARCH. ENGR. DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC NO

INTENDED USE: Tenant Improvement

NO STORIES: 1 NO DW UNITS:

RESIDENTIAL: NEW ADD ALTER REPAIR COMMERCIAL INDUSTRIAL DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

DATE 6/30/83

OWNER-BUILDER DECLARATION

DATE

WORKERS' COMPENSATION DECLARATION

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

CONSTRUCTION LENDING AGENCY

VALUATION

APPLICATION ONLY

| DOC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | 3000 |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | 37 50 |
| PLAN CHECK @ 74448 | 01-38105 | |
| PARK & REC AQUISITION FEE @ | 07-31001 | |
| EARTHQUAKE FEE @ | 01-215-116 | 55 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| TOTAL | | 92 50 |

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

| | | |
|---|---|---|
| TOTAL FIXTURES @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | |
| WATER ☐ GAS ☐ PIPING | | |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES @ | | |
| TOTAL PLUMBING FEES ACCT. #01-32102 | | |
| HOUSE SEWER @ SEP PIT SEPTIC TANK | | |
| PERMIT FEES @ | | |
| TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 | | |

ELECTRICAL FEES

| | | |
|---|---|---|
| SWITCHES, RECEPTACLES 2 1 8 4 | | 5 00 |
| LIGHTING FIXTURES 3 0 | | 1 50 |
| APPLIANCE OUTLETS | | |
| OCC. GROUP SQ FT @ ¢ | | |
| OCC. GROUP SQ FT @ ¢ | | |
| SERVICE 100 AMPS @ | | 12 50 |
| NO. UNITS TEMP. POWER | | |
| NO. MOTORS | | |
| SWIMMING POOL/SPA ELECTRIC | | |
| PERMIT FEE @ | | 10 00 |
| TOTAL ELECTRICAL FEES ACCT #01-32103 | | 29 00 |

MECH. FEES

| | | |
|---|---|---|
| HEATING M/BTU A/C M/BTU | | |
| OTHER Wall Heater | | 6 — |
| PERMIT FEE @ | | 10 — |
| TOTAL MECHANICAL FEES ACCT #01-32104 | | 16 — |

GRADING FEES

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT #01-32 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

| | |
|---|---|
| TOTAL ALL FEES (PAY THIS AMOUNT) | $ 84 00 |

501

PERMIT NO DATE 6 30 83

1045

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | 8-31-83 | BD |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-31-83 | BD |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 9-7-83 | BD |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | 9-14-83 | BD |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| GIBSON CO CALLED | 9 15 83 | CF |
| GAS CO CALLED | | |

**OTHER DEPARTMENT REQUIREMENTS**

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| LAND REQ. | | |
| SITE PLAN | | |
| CLEARANCE | | |
| | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL

**REMARKS**

**SEWER DIAGRAM**

LOT # _____ BLOCK _____ TRACT _____

PCE _____ VAR # _____ DAB/FILE # 1Vu-866

BUILDING ADDRESS 1930 BON VIEW, UNIT 19

OWNER BON VIEW IND. PLAZA, LTD.

MAILING ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

CONTRACTOR TEI-PACIFIC DEV., INC.

ADDRESS 1930 BON VIEW #12

CITY ONTARIO ZIP 91761 TEL 947-5088

STATE LIC & CLASS# B-1 345652 CITY LIC NO 161831

ARCH. ENGR DESIGNER

ADDRESS TEL

CITY ZIP STATE LIC. NO

INTENDED PERMIT USE TENANT IMPROVEMENT

SIZE — NO STORIES 1 NO. DW UNITS —

RESIDENTIAL NEW ADD ALTER COMMERICAL ALTER REPAIR INDUSTRIAL REPAIR DEMOLITION

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

SIGNATURE 8/3/83 DATE

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the builder-owner who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. I am exempt from the Contractor's License Law because (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the builder-owner who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B.&P.C. for this reason _____

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

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I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale. I am exempt from the Contractor's License Law because (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. However, the builder-owner who builds or improves thereon, and who contracts for the projects with a contractor(s) licensed pursuant to the Contractor's License Law).

I am exempt under Sec. _____ B.&P.C. for this reason _____

WORKERS' COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are STATE FUND

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

SIGNATURE 8/3/83

VALIDATION

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | 450 |
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | | |
|---|---|---|---|
| PERMIT @ | | 01-32101 | 44 50 |
| PLAN CHECK @ 34447 | | 01-36105 | |
| PARK & REC. AQUISITION FEE @ | | 07-31901 | |
| EARTHQUAKE FEE @ | | 01-215-116 | 50 |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | | 28-37211 | |
| | | TOTAL | 45 00 |

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |
| TOTAL FIXTURES | @ $ | | |
| WATER HEATERS/POOL • SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | | ACCT. #01-32102 | |
| HOUSE SEWER @ | SEP. PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | ACCT. #01-32105 | |

ELECTRICAL FEES

| | | | |
|---|---|---|---|
| SWITCHES, RECEPTACLES | 28 @ | | 5 00 |
| LIGHTING FIXTURES | 30 | | 1 50 |
| APPLIANCE OUTLETS | | | |
| OCC. GROUP | SQ. FT. @ | | |
| OCC GROUP | SQ. FT. @ | | |
| SERVICE 100 AMPS | @ | | 12 50 |
| NO. UNITS | TEMP. POWER | | |
| NO. MOTORS | | | |
| SWIMMING POOL/SPA ELECTRIC | | | |
| PERMIT FEE @ | | | 10 00 |
| TOTAL ELECTRICAL FEES | | ACCT #01-32103 | 29 50 |

MECH. FEES

| | | | |
|---|---|---|---|
| HEATING | M/BTU | A/C M/BTU | |
| OTHER Wall Heater | | | 6 — |
| PERMIT FEE @ | | | 10 — |
| TOTAL MECHANICAL FEES | | ACCT. #01-32104 | 16 — |

GRADING FEES

| | | | |
|---|---|---|---|
| CUBIC YARDS | | CITY OF ONTARIO | |
| TOTAL GRADING FEES | | ACCT #01-32[illegible] | |
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

TOTAL ALL FEES (PAY THIS AMOUNT) $ 90 00

PERMIT NO 5 DATE 8-3-83

APPLICATION ONLY

BUILDING DEPARTMENT COPY

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT. | | |
| U. GRND MECH. | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | 8-31-83 | BD |
| ROUGH MECHANICAL | 8-31-83 | BD |
| FLOOR FRAMING | | |
| ROUGH FRAMING | 8-31-83 | BD |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG. TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | 9-1-83 | BD |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 9-2-83 | BD |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO. CALLED | 9-15-83 | CF |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| ENGINEERING | | |
| TRASH BINS | | |
| [illegible] B REQ | | |
| [illegible] PLAN | | |
| [illegible] ANCE | | |
| [illegible] P | | |

C.O. ISSUED: DATE

TEMP. C.O. ISSUED: DATE

CONDITIONS:

INSPECTOR'S NAME _____ INITIAL _____

**REMARKS**

**SEWER DIAGRAM**

CITY OF ONTARIO

## REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

To:
- (XXX) BUILDING DEPARTMENT
- ( ) ZONING DEPARTMENT
- (XXX) FIRE DEPT-FIRE PREV. BUREAU
- (XXX) POLICE DEPARTMENT
- ( ) ENGINEERING DEPARTMENT
- ( ) WATER DEPARTMENT
- ( ) HEALTH DEPARTMENT
- ( ) OTHER DEPARTMENT

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

Name of business Column Engineering, Inc. Phone 947-3000

Address 1930 S. Bon View Ave #20

Classification or type of business Manufacturing Engineering-Manufacturing Medical Devices

Name of John H. Wieser (Pres) (owner) Address ~~1722 Mitchell Ave #136 Tustin 92680~~ 13423 Yorba Linda Phone ~~832-1958~~ 591-2908

or
Name of _____ (manager) Address _____ Phone _____

= = = =



1930 S. Bon View

LOT

PC # | VR # | DAB/TLB #

BUILDING ADDRESS: 1930 S. BON VIEW 13

OWNER: DOMINIC DADDATO

MAILING ADDRESS: 1930 S. BON VIEW

CITY: ONT. | ZIP | TEL: 947-3301

CONTRACTOR: GLOR ELECTRIC

ADDRESS: P.O. BOX 1529

CITY: CHINO | ZIP: 91708 | TEL: 947 1633

STATE LIC # CLASS: C-10 422321 | CITY BUS LIC NO: OKAY

ARCH. ENGR. DESIGNER

ADDRESS | TEL

CITY | ZIP | STATE LIC NO

INTENDED PERMIT USE: ELECTRIC - sub panel

SQ. FT. SIZE | NO. STORIES | NO. DW. UNITS

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

X _____ 2-7-91
SIGNATURE | DATE

**OWNER-BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such improvements himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt under Sec. _____ B. & P.C. for this reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code), as follows: Statefund

Policy No. _____ Company _____

(Certified copy is required for corporations.)

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I AM NOW SUBJECT TO THE WORKERS' COMPENSATION PROVISIONS OF THE LABOR CODE AND I SHALL FORTHWITH COMPLY WITH SUCH PROVISIONS BEFORE I COMMENCE THE PERFORMANCE OF THE WORK OF THIS PERMIT.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date 2-7-91

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST. | SQ. FT. | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT @ | 01-32101 | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | |
| PLAN CHECK FIRE DEPT. | 01-36108 | |
| PARK & REC. FEE SFR | 07-31903 | |
| PARK & REC. FEE MFR | 07-31904 | |
| EARTHQUAKE FEE RES. | 01-215-116 | |
| EARTHQUAKE FEE COMM | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | 28-37211 | |
| MISC | | |
| TOTAL | | |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| FIXTURES @ | | | |
| WATER HEATERS/POOL & SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES @ | | | |
| TOTAL PLUMBING FEES | ACCT #01-32102 | | |
| HOUSE SEWER @ | SEP PIT | SEPTIC TANK | |
| PERMIT FEES @ | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT # | | |

**ELECTRICAL FEES**

| | | | |
|---|---|---|---|
| OCC GROUP | SQ. FT. @ | | |
| OCC GROUP | SQ. FT. @ | | |
| SERVICE | AMPS @ | | |
| NO. UNITS | TEMP. POWER | | |
| 1 Sub panel | | | 11 00 |
| PERMIT FEES @ | | | 15 00 |
| TOTAL ELECTRICAL FEES | 300 | | 26 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES | ACCT # | |

**GRADE FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT # | |

SEWER ASSESSMENT FEES PAID ☐ YES ☐ NO

AVIGATION AGREEMENT RECORDED ☐ YES ☐ NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 26 00

PERMIT NO. 85277 DATE 2/7/91

DEPARTMENT USE ONLY

NOTE _____

Planning Zoning Clearance

APPLICATION ONLY

VALIDATION

1052

INSPECTION RECORD

INSPECTOR

3-5-91 BR

3-5-91 BR



MICROFILMING SERVICES, INC.
180 Vander St P.O Box 2106
CORONA, CALIFORNIA 91720
(714) 735-8733

1930 Bon View

LOT # _____ 303 EAST "B" STREET ONTARIO, CA 91764 TEL. (714) 391-2545 PLAN NO: _____

PC # _____ VAR # _____ DAB/FILE # _____ APN 1050-111-22

BUILDING ADDRESS 1930 BON VIEW #13

OWNER Daddato

MAILING ADDRESS SAME

CITY ONTARIO ZIP 91761 TEL (909) 947-3301

CONTRACTOR R&M ENTERPRISES

ADDRESS 5120 SCHAEFER AV

CITY CHINO, Ca ZIP _____ TEL (909) 628-0045

STATE LIC & CLASSIF 523412-C20 CITY LIC NO _____

ARCH. ENGR DESIGNER _____ ADDRESS _____ CITY _____ ZIP _____ STATE LIC NO _____ TEL _____

INTENDED PERMIT USE HVAC for Ind Bldg

SQ. FT SIZE _____ NO STORIES _____ NO. DW UNITS _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

CONTRACTOR _____ DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds improvements thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt from the Contractor's License Law for the following reason:

OWNER _____ DATE _____

WORKER'S COMPENSATION DECLARATION

I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Insurance Co. State Fund Policy No. 4/1/93

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California.

APPLICANT _____ DATE _____

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

DEPARTMENT USE ONLY

Set Backs from Property Lines

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK BLDG. DEPT. | 01-36120 | |
| PLAN CHECK FIRE DEPT. | 01-36106 | |
| PARK & REC. FEE SFR | 07-31903 | |
| PARK & REC. FEE MFR | 07-31904 | |
| EARTHQUAKE FEE RES. | 01-215-116 | |
| EARTHQUAKE FEE COMM. | 01-215-118 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA. | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA. | 28-37211 | |
| MISC. | | |
| TOTAL | | |

**PLUMBING FEES**

| | | |
|---|---|---|
| FIXTURES # | | |
| WATER HEATERS/POOL # SPA HEATER | | |
| WATER ☐ GAS ☑ PIPING | | 3 00 |
| SOLAR COLLECTORS/TANKS | | |
| PERMIT FEES # | | 15 00 |
| TOTAL PLUMBING FEES 1100 | ACCT #01-32102 | 18 00 |
| HOUSE SEWER | SEP PIT / SEPTIC TANK | |
| PERMIT FEES # | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT #01-32105 | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC. GROUP SQ. FT. # | | |
| OCC. GROUP SQ. FT. # | | |
| SERVICE AMPS # | | |
| NO. UNITS TEMP. POWER | | |
| | | 3 00 |
| PERMIT FEES # | | 15 00 |
| TOTAL ELECTRICAL FEES 1800 | ACCT #01-32103 | 18 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING | | |
| AC 5 Ton | | 18 00 |
| PERMIT FEE # | | 15 00 |
| TOTAL MECHANICAL FEES 1400 | ACCT #01-32104 | 33 00 |

**GRADE FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES | ACCT #01-32106 | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | $ 69 00 |

PERMIT NO 13687 12/14/92

NOTE _____

RECEIVED
DEC 14 1992
REVENUE DEPT.

APPLICATION ONLY

VALIDATION

When permit is issued, it shall become void if work is not started within 180 days or if work is discontinued for more than 180 days.

1056

INSPECTION RECORD

DeMaio BL

1-13-93 BL

12-14-94 BL
12-14-94 BL

1-20-93 [illegible]

- 1930 Bow View -

LOT # _____ 1501 EAST "B" STREET ONTARIO, CA 91764 TEL (909) 391-2540 PLAN NO: _____ APN 1050-394-__

PC # _____ VAR # _____ DAR/FILE # _____

BUILDING ADDRESS 1930 BON VIEW AVENUE

OWNER BON VIEW PLAZA

MAILING ADDRESS 1930 BON VIEW AVE #19

CITY ONTARIO ZIP 91761 TEL 9474454

CONTRACTOR OWNER

ADDRESS _____

CITY _____ ZIP _____ TEL _____

STATE LIC & CLASS _____ CITY LIC NO _____

ARCH / ENGR _____

DESIGNER ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC NO _____

INTENDED USE Reroof - Tear off apply elastomeric roof

SQ FT SIZE _____ NO STORIES 0 NO DW UNITS _____

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect

X _____ 2/10/95
SIGNATURE DATE

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

☐ I, as owner of the property or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

☐ I am exempt under Sec. _____ B & P C for this reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self-insure or a certificate of Workers' Compensation insurance or a certified copy thereof (Sec. 3800, Labor Code).

Policy No. _____ Company _____

☐ Copy is filed with the City ☐ Certified copy is hereby furnished

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Labor Code requires that no building or structure be erected, altered or demolished before the issuance of a permit by the local enforcement agency, unless the application is in one of the categories below.

I certify that in accordance with the provisions of Labor Code Section 6500, the excavation of this project will not exceed five feet in depth, or that I have filed or will file a detailed plan and obtain approval thereof before excavation is deeper than five feet. If, during excavation, I encounter conditions differing from those anticipated in the approved plan, I will immediately notify the agency and file a new plan before excavation is deeper than five feet.

As owner-builder, I will not employ anyone in excavation work which is deeper than five feet in depth unless I have complied with Labor Code Section 6500 and have obtained a permit to do such work from the Division of Industrial Safety.

Division of Industrial Safety Permit Number _____

Contractor or Authorized Agent _____

Mailing Address _____

City, State, Zip _____ Phone _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant _____ Date _____

Mailing Address _____

City, State, Zip _____

| OCC./TYPE CONST | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| Reroof | 26 | 200.00 | 5,200. |
| | | | |
| | | TOTAL VALUATION | 5,200. |

**BUILDING FEES**

| | | |
|---|---|---|
| PERMIT ● | 1000 | 81 00 |
| PLAN CHECK BLDG. DEPT. | 1001 | |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | 1 09 |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| MISC | | |
| TOTAL | | 82 09 |

**PLUMBING FEES**

| | | | |
|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS |
| WATER CLOSETS | | | INTERCEPTORS |
| LAVATORIES | SINKS | | DRAINS |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL ● SPA HEATER

WATER ☐ GAS ☐ PIPING

PERMIT FEES @

TOTAL PLUMBING FEES ACCT 1100

HOUSE SEWER @ | SEP. PIT | SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT 1200

**ELECTRICAL FEES**

OCC GROUP SQ. FT. @ ¢

SWITCHES/RECEPTACLES @

LIGHTING FIXTURES @

SERVICE AMPS @

NO. MOTORS @

PERMIT FEES

TOTAL ELECTRICAL FEES ACCT 1300

**MECH. FEES**

HEATING M-BTU

A. C. M-BTU

PERMIT FEE @

TOTAL MECHANICAL FEES ACCT 1400

**GRADING FEES**

CUBIC YARDS

TOTAL GRADING FEES ACCT 1500

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 82 09

PERMIT NO 101852 DATE 2/10/95

**DEPARTMENT USE ONLY** Zone M12.5

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Street Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

NOTE _____

02-10-1995 01-01082-01-21511: $82.09

**VALIDATION**

When property variances in this space this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days or if work is abandoned for more than 180 days.

1059

APPLICATION C...

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME _____ INITIAL _____ REMARKS |
|---|---|---|---|
| SETBACKS | | | |
| FOOTINGS/FORMS/STEEL/UFER | | | |
| U. GRND PLUMBING | | | |
| U. GRND ELECT | | | |
| SLAB GRADE | | | |
| ROUGH ELECTRIC | | | |
| ROUGH PLUMBING | | | |
| PLBG TUB/SHOWER | | | |
| ROUGH MECHANICAL | | | |
| FLOOR FRAMING | | | |
| FLOOR SHEATHING | | | |
| ROOF SHEATHING | | | |
| ROOF COVERING | 3-8-95 | MK | |
| ROUGH FRAMING | | | |
| SHEAR PANELS | | | |
| CONCRETE PANELS | | | |
| CONNECTIONS/FOUNDATION STRIPS | | | |
| ENERGY CONSERVATION | | | |
| FIREPLACE/WOODBURNING | | | |
| FIREPLACE/GAS LOG/ZERO CLEARANCE | | | |
| FIREPLACE/MASONRY | | | |
| GAS PIPING/GAS TEST | | | |
| SHEATHING | | | |
| WALL/ROOF | | | |
| LATH | | | |
| STEEL/BOLTS/WELDS | | | |
| PARTITIONS | | | |
| INSULATION | | | |
| SOUNDPROOFING | | | |
| WATER TEST | | | |
| SOIL/GAS/VAPOR BARRIER | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | 3-8-95 | MK/BUILDING | |
| | | | |
| | | | |
| | | | |

SEWER DIAGRAM

### OTHER DEPARTMENT REQUIREMENTS

PLANNING

TRADE IS RICH NATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License No. _____

Expiration Date _____ Contractor _____

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

- ☒ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).
- ☐ I am exempt under Sec. _____ Business and Professions Code for this reason: _____

Date 2/10/95 Owner X [illegible]

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

- ☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

  Carrier Calcomp Ins Co. 2/7/96

  Policy Number Pending

  (This section need not be completed if the permit is for one hundred dollars ($100) or less.)
- ☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 2/10/95 Applicant: [illegible]

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

- ☒ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.
- ☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

X [illegible] 2/10/95

Signature of Applicant or Agent Date

**EXPIRATION AND REFUND NOTICE**

Applications for which no permit is issued within 180 days from the date of application shall expire. Permits shall expire if work does not commence within 180 days of issuance of such permit or if the work is suspended or abandoned for a period of 180 days. Fees paid are not refundable after one (1) year from date of payment. All fees paid may not be refundable.

(1/95)

ADDRESS _____

PERMIT # _____

1930 S. Bon View

LOT # _____ BLK _____

PC # _____ VAR # _____ EXAMPLE #

ADDRESS 1930 S. Bon View #50

OWNER John Wiesw

ADDRESS Same

CITY Ontario ZIP 91761 TEL 947 3000

CONTRACTOR LANCE BOND

ADDRESS P.O. Box 4714

CITY Montclair ZIP 91763 TEL 629 5724

STATE LIC & CLASSIF C-10 644468 CITY LIC NO. 37550

ARCH. ENGR. DESIGNER

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE Upgrade Electric to 200 AMPS

SQ. FT. _____ NO. STORIES _____ NO. DW. UNITS _____

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 644468

Expiration Date 5/31/96 Contractor Signature _____

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

☐ I am exempt under Sec. _____ Business and Professions Code for this reason _____

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☐ This section need not be completed if the permit is for one hundred dollars ($100) or less.

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date 10/17/95 Applicant _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued. Sec. 3097, Civ. C.

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below:

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, false work, or demolition or demanding thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above, unless such person has a permit from that division.

Division of Industrial Safety Permit Number _____

COMMERCIAL PERMIT FORM

| OCCUPANCY | SIZE (SQ. FT.) | VAL. (SQ. FT.) | |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

| | | |
|---|---|---|
| PERMIT | 1000 | |
| PLAN CHECK-BLDG. DEPT. | 1001 | |
| PARK & REC. FEE-DWL | 1003 | |
| PARK & REC. FEE-MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| MISC. | | |
| TOTAL | | |

**PLUMBING FEES**

| | | | | | |
|---|---|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS | | |
| WATER CLOSETS | | | INTERCEPTORS | | |
| LAVATORIES | SINKS | | DRIANS | | |
| TOTAL FIXTURES | | @ $ | | | |
| WATER HEATERS/POOL • SPA HEATER | | | | | |
| WATER ☐ GAS ☐ | | | PIPING | | |
| PERMIT FEES @ | | | | | |
| TOTAL PLUMBING FEES | | | ACCT. 1100 | | |
| HOUSE SEWER @ | | SEP. PIT | SEPTIC TANK | | |
| PERMIT FEES @ | | | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | | | ACCT. 1200 | | |

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC. GROUP @ | | |
| SWITCHES, RECEPTACLES @ | | |
| LIGHTING FIXTURES @ | | |
| SERVICE 200 AMPS | | 18 50 |
| NO. MOTORS @ | | |
| PERMIT FEES @ | | 36 50 |
| TOTAL ELECTRICAL FEES ACCT. 1300 | | 55 00 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU | | |
| A/C M/BTU | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES ACCT. 1400 | | |

**GRADE FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. 1500 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | |

PAYOR: CONTR OWNER TOTAL ALL FEES (PAY THIS AMOUNT) $ 55.00

PERMIT NO 104114 DATE 10/18/95

I certify that I have read the application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent _____ Date 10/18/96

**DEPARTMENT USE ONLY**

Minimum Setback Distances Zone RM-2.5

_____' Front Setback from Center Line _____ R/W _____

_____' Rear Setback from Rear Property Line

_____' Side Street setback from Center Line _____ R/W _____

NOTE: Pre-After Approval

10-16-1995 01 (0721-01-3210) VALUATION

1063

| TYPE OF INSPECTION | DATE | INSPECTOR | INSPECTOR'S NAME / REMARKS | INITIAL |
|---|---|---|---|---|
| | | | | |

SEWER DIAGRAM

| | | |
|---|---|---|
| | 10-23-95 | |
| | 10/24/95 | |

OTHER DEPARTMENT REQUIREMENTS

1944 Stinson View.

CITY OF ONTARIO

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BUSINESS LICENSE

DATE 4-4-89

BY: C. Franco

Name of Business: ILMC Inc.

Address: 1944 So. Bon View

Type of Business: Industrial Metal fabrication

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5) EAD R1 R2 R3 RE

SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 9-3.1705) (ba)

3. Pull permit packet for:

A. Type of previous business license

Modern Wood Mfg

B. Date of most recent license

4-23-87

C. Building occupancy type

B-2

4. Is this a different type of business?

(Yes) No

5. Is this a change of ownership only?

Yes (No)

6. Will a pre-alteration inspection be required for alterations?

Yes (No)

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

Yes (No)

If located within area license must be approved by the Redevelopment Director.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

12-F-1
C. Franco

# CITY OF ONTARIO

## CHECK LIST FOR COMMERCIAL AND INDUSTRIAL

## BUSINESS LICENSE

Name of Business American Concrete Panel Systems / Mfg concrete products

Address 1944 S. Bon View (t) 9-3.1705

1. Zone (Circle) C1 C2 C3 M1 M2 (M2.5)

2. Is this business approved for the zone? Yes No

3. Pull permit packet for:

   A. Type of previous license

   None on file

   B. Date of most recent license

   —

   C. Building occupancy type

   B

4. Is this a different type business?

   (YES) NO

5. Is this a change of ownership only?

   YES (NO)

6. Will a pre-alteration inspection be required for alterations?

   (YES) NO

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building plans.

9. If hazardous occupancy - pull building plans.

10. Is business located within Redevelopment Project Area?

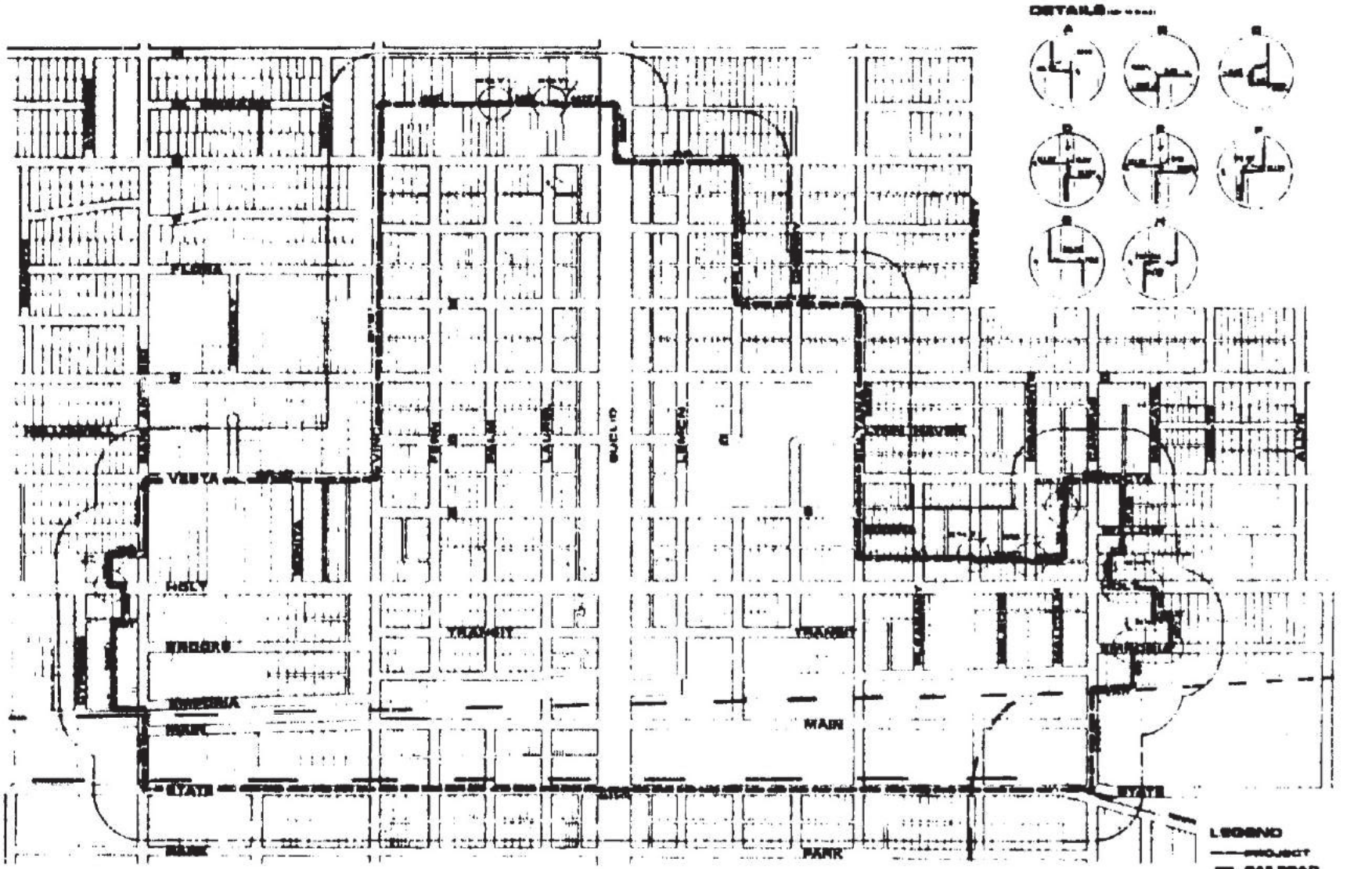
    YES (NO)

    If located within area license must be approved by Merrell Watts or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT




**ONTARIO REDEVELOPMENT AGENCY**
**City of Ontario**

# CITY OF ONTARIO

## REQUEST FOR USE OR OCCUPANCY REQUIRING A BUSINESS LICENSE

TO: (←) BUILDING DEPARTMENT
( ) POLICE DEPARTMENT
( )

The below named business has applied for a business license. Please review this request to see if it conforms to your department's requirements and reply immediately to this office as to your findings. The attached form should be completed and returned with your reply.

**NAME OF BUSINESS:** [illegible], Inc. **PHONE:** [illegible]

**ADDRESS:** 1944 S. Bon View [illegible]

**CLASSIFICATION OR TYPE OF BUSINESS:** Industrial metal fabricators

**OWNER'S NAME:** **ADDRESS:**

**PHONE:**

**OTHER NAME:** Richard H. Geary, Jr. **ADDRESS:** 1981 Clear Falls
President La Verne 91750

**PHONE:**

==========

The following is a description of business activities to be conducted from above location: the potential number of persons to be on the premises; flammable liquids, chemicals, explosives and gases or other hazardous materials used, stored, or generated; type of waste materials that will be discharged into sewer; purpose and function of the various processes involved; etc.

DATE:

LICENSE DIVISION

BY: LME

[illegible]

CHECK LIST FOR COMMERCIAL AND INDUSTRIAL BY: C Harris

## BUSINESS LICENSE

Name of Business: Modern Wood Manufacturing

Address: 1944 S. Bon View

Type of Business: furniture Mfg.

1. Zone (Circle) C1 C2 C3 M1 M2 M2.5 EAD R1 R2 R3 RE

   SP _____

2. Is this business approved for this zone? (Yes) No (Ord. # 93,178S(U))

3. Pull permit packet for:

   A. Type of previous business license

   _____

   B. Date of most recent license

   _____

   C. Building occupancy type

   _____

4. Is this a different type of business?

   Yes No

5. Is this a change of ownership only?

   Yes No

6. Will a pre-alteration inspection be required for alterations?

   Yes No

7. If a pre-alteration is required - pull building plans.

8. If different type occupancies in building - pull building p

9. If hazardous occupancy - pull building plans.

10. Is business located within the Redevelopment Project Area?

    Yes No

    If located within area license must be approved by Byron Ely or Robert Jackson.

NOTE: This form must accompany all Commercial and Industrial business license applications.

APPROVED BY _____

# CENTER CITY REDEVELOPMENT PROJECT

ONTARIO REDEVELOPMENT AGENCY
City of Ontario

180-B 1-53

# APPLICATION FOR
# COMMERCIAL CONSTRUCTION
## PERMIT
Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1944 S Bon View

Zone Classification--No. P.Z.

LEGAL DESCRIPTION

Lot No. Blk No. Tract

OWNER William H. & Karen Thornton

Address

Builder or Contractor V. I. S. Const. Co. Inc.

Address 2491 Rubidoux Blvd.

Plans By Chuck Dougherty

Title

DESCRIPTION OF BUILDING

OCCUPANCY F-3

TYPE OF CONSTRUCTION III 1

Dimensions 50' X 200' No. Stories 1

Type of Roof STEEL

Earthquake Chg. $ 7.07

VALUE OF CONSTRUCTION--$ 100977 cc

PLAN CHECK FEE $ 187.63 TOTAL FEE 288.50

PERMIT FEE $ 288.50 FEE $ 296.57

Signature of APPLICANT

Issued PERMIT NO. 45423 Date 8-30-77

Checked By Notice

Curb Sidewalk

Deposit Receipt No. LENDER

# INSPECTION RECORD

Trenches footing 9-22-77 BLC

Forms Slab Ft. 9-26-77 BAL

Column Footings

## FRAMING

FRAME

## LATH

Miscellaneous squaring in Rest Room 325 12-5-77

## MASONRY

Wall Steel

Column Steel

Bond Beam

Miscellaneous

Final Inspection Date 12-3-81 JK

## CORRECTIONS OR REMARKS

# Application For
# ELECTRICAL PERMIT
## Building Department
## City of Ontario

JOB ADDRESS 44 Bldg No.

OWNER

MAILING ADDRESS

CONTRACTOR State Lic. No.

ADDRESS Tel. No.

| LIGHTING | | POWER | |
|---|---|---|---|
| Meter | | Meter | Phase |
| Conduit | | Conduit | |
| Wire | | Wire | |
| Switch | | Switch | |
| Ground | | Ground | |

| MOTORS | | | | OCCU | SQ FT | @ | FEE |
|---|---|---|---|---|---|---|---|
| NO | H.P. | PHASE | FEE | A | | | |
| | | | | B | | | |
| | | | | C | | | |
| | | | | D | | | |
| | | | | E | | | |
| | | | | F | | | |
| | | | | G | | | |
| | | | | H | | | |
| | | | | I | | | |
| | | | | J | | | |
| TOTAL | | | | MOTORS | | | |
| MISCELLANEOUS | | | | SERVICE AMPS | | | |
| | | | | TEMP POLE | | | |
| | | | | SIGNS | | | |
| | | | | LIGHTING | | | |
| | | | | PLAN CHECK | | | |
| | | | | MISCELLANEOUS | | | |
| | | | | PERMIT | | | |
| | | | | TOTAL | | | |
| | | | | PENALTY | | | |
| | | | | TOTAL | | | |

SIGNATURE OF CONTRACTOR

Issued

Permit No Date 19

Checked by

## DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and or Equipment as listed on reverse side.

Signature of
OWNER

Tel. No.

| | INSPECTOR | DATE |
|---|---|---|
| Underground O.K | | |
| Rough Wiring O.K Dest Rooms OK | JLC | |
| Work Completed | JLC | 1-9-78 |
| New Service | JLC | 1-4-78 |
| Underground O.K. | | |
| Rough Wiring O.K. | | |
| Release to Edison | JLC | 1-10-78 |
| Called in to Edison | | |
| Corrections or Remarks | | |

This service is grounded to the Edison underground vault B.L. Jackson checked with Edison and got it O.K from them on this on 1-9-78 JLC

APPLICATION FOR

# PLUMBING and/or GAS PERMIT

Department of Building and Safety

CITY OF ONTARIO

JOB ADDRESS 1948 So Bon View Ave

OWNER Walt Rosen Hospitality

CONTRACTOR Mac the Plumber

## Plumbing Installation

| | | | |
|---|---|---|---|
| Closet 3 | Lavatory 2 | Bath | Shower |
| Sink | L. Tray | A. Wash | Sand Trap |
| Urinal | Dr. Fount. | Floor Drain 1 | Floor Sink |

INSPECT: Rough 1st 9-28-77 Finish

INSPECT: Rough 2nd 11-16-77 RG

Water Piping ✓ Softener

INSPECT: Rough Finish 12-38 K

SEWER CESSPOOL SEP. TANK

Bit. Fbr. Vitrified Other

SIGNATURE INSPECTOR

## Gas Installation

Meter Service No. Outlets

Water Heater Furnace

Space Heater Range Ref.

Miscellaneous

INSPECT: Rough Finish

Plumbing Permit No. 27077 Fee—$ 19.00

W. Pipe Permit No. Fee—$ 2.00

Gas Permit No. Fee—$ ✓

Sewer Permit No. Fee—$ 21.00

Septic Tank & Wetwell Fee—$

Cesspool Fee—$

Date issued 9-28 1977

Signature of CONTRACTOR [signature]

Checked by RG O. K. to Gas Co.

## DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the job address, and, that I, myself, will personally install all of the sanitary plumbing and/or equipment as listed on reverse side. According to Ord. No. 753.

Date_____, 19____

Signed_____

B & D-8

177.8

# APPLICATION FOR
# MISCELLANEOUS CONSTRUCTION
## PERMIT
Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 So BON VIEW

Zone Classification—No.

**LEGAL DESCRIPTION**

Lot No. Blk. No. Tract

OWNER WILLIAM H & KAREN THORNTON

Address 1948 So BON VIEW

Builder or Contractor DAART ENGINEERING

Address 1090 N. WABASH, REDLANDS, CA.

Plans By A C BAUMEISTER

**DESCRIPTION OF WORK TO BE DONE**

AUTOMATIC FIRE SPRINKLERS

VALUE OF WORK—$ 12,440 00 FEE—$ 126.47

Signature of APPLICANT Arthur E. Baumeister

Issued PERMIT NO. [illegible] Date [illegible]

Checked By [illegible]

# INSPECTION RECORD

Forms

Framing

Lath

Miscellaneous

COMPLETE And O. K. Date 12-3-81

Signature of Inspector JB

## CORRECTIONS OR REMARKS

APPLICATION FOR

# PLUMBING and/or GAS PERMIT

Department of Building and Safety

CITY OF ONTARIO

JOB ADDRESS 1948 Bear View

OWNER W. H. Clayton

CONTRACTOR Mr. Dowell Sunrise Sr.

## Plumbing Installation

| | | | |
|---|---|---|---|
| Closet | Lavatory | Bath | Shower |
| Sink | L. Tray | A. Wash | Sand Trap |
| Urinal | Dr. Fount. | Floor Drain | Floor Sink |

INSPECT: Rough 1st — Finish

INSPECT: Rough 2nd

Water Piping — Softener

INSPECT: Rough — Finish 12-21-61 FC

SEWER — CESSPOOL — SEP. TANK 1-250 Tank

Pit, Flr. — Vitrified — Other 150 Septic

SIGNATURE INSPECTOR

## Gas Installation

Meter Service — No. Outlets

Water Heater — Furnace

Space Heater — Range — Ref.

Miscellaneous

INSPECT: Rough — Finish

Plumbing Permit No. — Fee—$

W. Pipe Permit No. — Fee—$

Gas Permit No. — Fee—$

Sewer Permit No. A 10513 — Fee—$ 10.00

Septic Tank & Wetwell — Fee—$

Cesspool — Fee—$

Date Issued 12-20 1961

Signature of CONTRACTOR D. McDaniels

Inspected by R M — O. K. to Gas Co.

## DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the job address, and, that I, myself, will personally install all of the sanitary plumbing and/or equipment as listed on reverse side. According to Ord. No. 753

Date_____, 19____

Signed_____

B & D 8

TRACT #

LOT #

PC 90-90-448

BUILDING ADDRESS 1944 S Bon View Ave.

OWNER JLMC Inc.

MAILING ADDRESS 1944 Bon View Ave.

CITY Ontario ZIP 91761 TEL.

CONTRACTOR Amerigas (AP Propane) C-61/D-35

ADDRESS 9259 E Valley Blvd

CITY Elmonte ZIP 91734 TEL. 444-0726

STATE LIC. & CLASS(S) A-C20-C36 CITY LIC. NO. 14984

ARCH. / ENGR. / DESIGNER

ADDRESS TEL.

CITY ZIP STATE LIC. NO.

INTENDED PERMIT USE Above Ground Storage Tank

SQ. FT. / SIZE NO. STORIES NO. DW. UNITS

**LICENSED CONTRACTOR'S DECLARATION**

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

Signature [signature] Date 10-4-90

**OWNER – BUILDER DECLARATION**

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law, Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____ B & P.C. for this reason _____

Date _____ Owner _____

**WORKER'S COMPENSATION DECLARATION**

I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code)

Policy No. RMWC1122940 Company National Union Fire

Copy is filed with the City ☐ Certified copy is hereby furnished

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**

This section need not be completed if the permit is for one hundred dollars ($100) valuation or less.)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

WARNING TO APPLICANT: If after making this Certificate of Exemption you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's Name _____

Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant [signature] Date 10-4-90

Mailing Address _____

Telephone No. _____

| JOB/TYPE CONST. | SIZE (SQ. FT.) | VAL. (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | $ 600 |

| | | | |
|---|---|---|---|
| PERMIT ● (1000) | 01-32101 | 2 | 00 |
| PLAN CHECK BLDG. DEPT. (1001) | 01-38120 | 1 | 65 |
| PLAN CHECK FIRE DEPT. | 01-36106 | | |
| PARK & REC. FEE SFR | 07-31903 | | |
| PARK & REC. FEE MFR | 07-31904 | | |
| EARTHQUAKE FEE RES. | 01-215-118 | | |
| EARTHQUAKE FEE COMM. (1006) | 01-215-118 | | 50 |
| SEWER CAPITAL ASSESSMENT FEE ● $950 EA. | 28-37210 | | |
| SEWER ASSESSMENT FEE ● $75 EA. | 28-37211 | | |
| MISC. | | | |
| | TOTAL | | |
| FIXTURES ● | | | |
| WATER HEATERS/POOL ● SPA HEATER | | | |
| WATER ☐ GAS ☐ PIPING | | | |
| SOLAR COLLECTORS/TANKS | | | |
| PERMIT FEES ● | | | |
| TOTAL PLUMBING FEES | ACCT. #01-32102 | | |
| HOUSE SEWER ● SEP. PIT SEPTIC TANK | | | |
| PERMIT FEES ● | | | |
| TOTAL HOUSE SEWER & SANITATION FEES | ACCT. #01-32105 | | |
| OCC. GROUP SQ. FT ● ¢ | | | |
| OCC. GROUP SQ. FT ● ¢ | | | |
| SERVICE AMPS | | | |
| NO. UNITS TEMP. POWER | | | |
| | | | |
| PERMIT FEES ● | | | |
| TOTAL ELECTRICAL FEES | ACCT. #01-32103 | | |
| HEATING | | | |
| | | | |
| | | | |
| PERMIT FEE ● | | | |
| TOTAL MECHANICAL FEES | ACCT. #01-32104 | | |
| CUBIC YARDS | | | |
| TOTAL GRADING FEES | ACCT. #01-32106 | | |
| SEWER ASSESSMENT FEES PAID YES NO | | | |
| AVIGATION AGREEMENT REQUIRED YES NO | | | |
| TOTAL ALL FEES (PAY THIS AMOUNT) | | | |

PERMIT NO. 84001 DATE 10/4/90

**DEPARTMENT USE ONLY**

Plan Check Validation: _____

Minimum Setback Distances

Front Setback from Center Line _____ R/W _____

Rear Setback from Rear Property Line

Side Street Setback from Center Line _____ R/W _____

Side Setback from Property Line

Side Setback from Property Line

NOTE _____

10-04-1990 01-12155/01-215118-$75.00

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described.

**APPLICATION ONLY**

**BUILDING DEPARTMENT COPY**

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL/UFER | | |
| UNDERGROUND PLUMBING | | |
| UNDERGROUND ELECT | | |
| SLAB GRADE | | |
| ROUGH ELECTRIC | | |
| ROUGH PLUMBING | | |
| ELEC. TOP OUT | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING/SHEATHING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| TILT UP CONCRETE PANELS | | |
| CONNECTIONS/POUR STRIP | | |
| ENERGY CONSERVATION | | |
| LATH COVER WALLS | | |
| ROOF COVERING | | |
| SHEAR TRANSFER | | |
| FOUNDATION BOND BEAM | | |
| PLUMBING TOP OUT | | |
| FOUNDATION BOND BEAM | | |
| | | |
| | | |
| | | |

INSPECTOR'S NAME | INITIAL

REMARKS

2-13-91 DECIDED NOT TO INSTALL NEW TANK PMT EXPIRED DUE TO TIME LIMIT. RM

SEWER DIAGRAM

PERMIT EXPIRED
SEC 903 (d) U.B.C.
INSPECTIONS REQUESTED
NONE MADE, DATE 2-13-91
INSPECTOR

OTHER DEPARTMENT REQUIREMENTS

TRACT # _____ LOT # _____

# CITY OF ONTARIO-BUILDING DEPARTMENT

303 EAST "B" STREET ONTARIO, CA 91764 TEL. (909) 391-2546

PLAN NO: _____ APN _____

PC # _____ VAR # _____ DAB/FILE # _____

BUILDING ADDRESS: 1944 S. Bon View

OWNER: J.L. Mc. Inc.

MAILING ADDRESS: Same

CITY: Ontario ZIP: 91761 TEL: 909 947 2980

CONTRACTOR: Manning Electric

ADDRESS: P.O. Box 6686

CITY: Orange ZIP: 92613 TEL: ~~714 998 6678~~

STATE LIC. & CLASSIF.: 415308 C-10 CITY/BUS. NO.: OK'd

ARCH., ENGR., DESIGNER _____

ADDRESS _____ TEL _____

CITY _____ ZIP _____ STATE LIC. NO. _____

INTENDED PERMIT USE: Upgrade to 600 Amp
Add Sub panel

SQ. FT. SIZE _____ NO. STORIES _____ NO. DW. UNITS _____

**LICENSED CONTRACTORS DECLARATION**

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class C10 License No. 415308

Expiration Date 12-31-99 Contractor Signature James K Manning

**OWNER-BUILDER DECLARATION**

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law Chapter 9 (commencing with Sectin 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).:

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.).

☐ I am exempt under Sec. _____ Business and Professions Code for this reason:

Date _____ Owner _____

**WORKERS' COMPENSATION DECLARATION**

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Expiration Date _____

Policy Number _____

☒ (This section need not be completed if the permit is for one hundred dollars [$100] or less)
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 5-31-98 Applicant: Manning Electric

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

**CONSTRUCTION LENDING AGENCY**

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).

Lender's Name _____

Lender's Address _____

**DIVISION OF INDUSTRIAL SAFETY PERMIT CERTIFICATION**

The California Health and Safety Code requires a Division of Industrial Safety Permit as a prerequisite to permit issuance unless the applicant signs one of the certificates below.

☐ I certify that no excavation 5 feet or more feet in depth, into which a person is required to descend, will be made in connection with work authorized by this permit, and that no building, structure, scaffolding, falsework, or demolition or dismantling thereof, will be more than 36 feet high.

☐ As owner/builder I will not employ anyone to do work which would require a permit from the Division of Industrial Safety, as noted above unless such person ha a permit form that division.

Division of Industrial Safety Permit Number _____

| OCC./TYPE CONST. | SIZE (SQ. FT.) | VAL (SQ. FT.) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

**BUILDING PERMIT FEES**

| | | |
|---|---|---|
| PERMIT @ | 1000 | |
| PLAN CHECK BLDG. DEPT. | 1001 | 42 00 |
| PARK & REC. FEE SFR | 1003 | |
| PARK & REC. FEE MFR | 1004 | |
| EARTHQUAKE FEE RES. | 1005 | |
| EARTHQUAKE FEE COMM. | 1006 | |
| SEWER CAPITAL ASSESSMENT FEE | 1007 | |
| PLAN CHECK EXPEDITING FEE | 1680 | |
| MICROFILMING | 1670 | 3 00 |
| MISC. | | |
| TOTAL | | 45 00 |

**PLUMBING FEES**

| | | | | | |
|---|---|---|---|---|---|
| BATHTUBS | SHOWERS | | URINALS | | |
| WATER CLOSETS | | | INTERCEPTORS | | |
| LAVATORIES | SINKS | | DRAINS | | |

TOTAL FIXTURES _____ @$ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

PERMIT FEES @

TOTAL PLUMBING FEES ACCT. 1100

HOUSE SEWER @ SEP. PIT SEPTIC TANK

PERMIT FEES @

TOTAL HOUSE SEWER & SANITATION FEES ACCT. 1200

**ELECTRICAL FEES**

| | | |
|---|---|---|
| OCC. GROUP @ ¢ | | |
| SWITCHES, RECEPTACLES @ | | |
| LIGHTING FIXTURES @ | | |
| SERVICE 600 Amp @ | | 55 50 |
| NO. MOTORS @ | | |
| 1 Sub panel | | 16 25 |
| PERMIT FEES @ | | 22 00 |
| TOTAL ELECTRICAL FEES ACCT. 1300 | | 93 75 |

**MECH. FEES**

| | | |
|---|---|---|
| HEATING M/BTU | | |
| A/C M/BTU | | |
| | | |
| PERMIT FEE @ | | |
| TOTAL MECHANICAL FEES ACCT. 1400 | | |

**GRADE FEES**

| | | |
|---|---|---|
| CUBIC YARDS | | |
| TOTAL GRADING FEES ACCT. 1500 | | |

| | | | |
|---|---|---|---|
| SEWER ASSESSMENT FEES PAID | YES | NO | |
| AVIGATION AGREEMENT REQUIRED | YES | NO | |

PAYOR: CONTR OWNER **TOTAL ALL FEES (PAY THIS AMOUNT)** $138.75

PERMIT NO. 113962 DATE 5/26/98

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.

James K Manning 5-31-98

Signature of Applicant or Agent Date

**DEPARTMENT USE ONLY**

Minimum Setback Distances Zone _____

_____ Front Setback from Center Line _____ R/W _____

_____ Rear Setback from Rear Property Line

_____ Side Setback from Center Line _____ R/W _____

_____ Side Setback from Property Line

_____ Side Setback from Property Line

NOTE: _____

Scanned

**VALIDATION**

When properly validated in this space, this form constitutes a permit to do the work described herein. This permit will expire if work is not started within 180 days, or if work is abandoned for more than 180 days.

APPLICATION COPY

BUILDING DEPARTMENT COPY

## INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| SETBACKS | | |
| FOOTINGS/FORMS/STEEL/UFER | | |
| U. GRND PLUMBING | | |
| U. GRND ELECT | | |
| SLAB GRADE | | |
| ROUGH ELECTRIC | | |
| ROUGH PLUMBING | | |
| PLBG. TOP OUT | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| FLOOR SHEATHING | | |
| ROOF SHEATHING | | |
| ROOF COVERING | | |
| ROUGH FRAMING | | |
| SHEAR PANELS | | |
| CONCRETE PANELS | | |
| CONNECTIONS/POUR STRIP | | |
| ENERGY CONSERVATION | | |
| FIREPLACE-THROAT | | |
| FIREPLACE-BOND BEAM | | |
| FIREPLACE-TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH-EXTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL STEEL/BOND/LINER | | |
| SPA PLBG./SPA HTG | | |
| POOL FENCE OK TO PLASTER | | |
| ROOF DRAINS | | |
| WATER SERVICE | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | | |
| | | |
| | | |
| COMPACTION REPORT | | |
| ROUGH GRADING | | |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | 7-10-98 | BM |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| EDISON CO. CALLED | 7-13-98 | BB |
| GAS CO. CALLED | | |
| **OTHER DEPARTMENT REQUIREMENTS** | | |
| PLANNING | | |
| ENGINEERING | | |
| POLICE | | |
| FIRE | | |
| PUBLIC FACILITIES | | |
| PUBLIC SERVICES | | |
| TEMP. C.O. ISSUED | | |
| C.O. ISSUED | | |

| INSPECTOR'S NAME | INITIAL |
|---|---|
| REMARKS | |

**SEWER DIAGRAM**

1948 SOUTH BON VIEW

177-B 10-45

APPLICATION FOR

# MISCELLANEOUS CONSTRUCTION

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 Ben Vista

Zone Classification—No.

## LEGAL DESCRIPTION

Lot No. Blk. No. Tract

OWNER Ben Lasin

Address

Builder or Contractor Owner

Address

Plans By

## DESCRIPTION OF WORK TO BE DONE

Re roof porch and tiled
broken bases. Porch 6x24. —
14x40. conc. floor. Metal &
paper roof.

VALUE OF WORK—$ 350.00 FEE—$ 2.00

Signature of APPLICANT

Issued PERMIT NO. 8946 Date 2/7/45

Checked By

# INSPECTION RECORD

Forms

Framing

Lath

Miscellaneous

COMPLETE
And O. K. Date 194

Signature of
Inspector

## CORRECTIONS OR REMARKS

1788 1-69

# DEMOLITION
# CONDEMNATION
# ALTERATIONS AND ADDITIONS PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 945 Bon View

Zone Classification—No.

## LEGAL DESCRIPTION

Lot No. Blk. No. Tract

OWNER

Address

Builder or Contractor

Address

Plans Drawn By

Title

## TYPE OF CONSTRUCTION

Existing Building

Occupancy

Addition

## DESCRIPTION OF WORK

Install Gas Line to Heater in Garage

VALUATION OF WORK TO BE DONE—$ FEE—$

Signature of APPLICANT

Issued Permit No. Date 19

Checked By

## INSPECTION RECORD

Size of
FOUNDATION

Trenches

PIERS

FRAME

LATH

Other

Inspection Completed 19

CERTIFICATE OF
OCCUPANCY ISSUED 19

Signature of
Inspector

## CORRECTIONS OR REMARKS

# APPLICATION FOR
# ELECTRICAL PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 Bon View.
Zone Classification—No.
OWNER Paul Mark.
Address
CONTRACTOR Van Dusen

## TYPE OF OCCUPANCY

RESIDENTIAL ☒ COMMERCIAL ☐

| LIGHTING | | POWER | |
|---|---|---|---|
| Meter Service | 1 | Meter Service | |
| Conduit Size | ¾ | Conduit Size | |
| Wire Size | #4 | Wire Size | |
| Switch Size | | Switch Size | |
| PANEL BOARD | | PANEL BOARD | |
| Breakers | Fuses | Breakers | Fuses |
| No. Light Circuit | | No. Motor Circuit | |
| No. Appliance Circuit | | MOTORS | |
| RANGE | W. Heater | No. / H. P. / Phase / Volt | |
| Space Heater | | | |
| Miscellaneous | Water Softener | | |

| WIRING INSTALLATION | | PERMIT FEES | | |
|---|---|---|---|---|
| Conduit | St. Tube | No. Outlets | 15 | 4.90 |
| BX. | Other | No. Fixtures | | |
| No. Lights 2 | Switches | Motors | | |
| Rec. 13 | Fix. | Range | | |
| Sign | Type | Miscellaneous | | |
| No. Trans. | Wts. | PERMIT | | 1.50 |
| P. F. Corr. | | | | |
| | | TOTAL FEE | | 6.40 |

Signature of CONTRACTOR Van Dusen

Issued Permit No. 12960 Date 1-21 by

Checked By

Owners Declaration or Other Side

## DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and/or Equipment as listed on reverse side.

Signature of OWNER _____

Date _____ 19

## INSPECTION RECORD

Conduit Steel Tube

Wiring Fixtures

Range Water Heater

Miscellaneous:

Rough Wiring O. K. [signature] 19

Complete and O. K. 2-16-59 [signature]

O. K. Turned in to Edison Company Callum 2-17-59

HECK FOR CURB AND SIDEWALK

NOTATIONS: Deposit Receipt No.

Final Service OK — no one home — Contact Clerk when all home 2-21-59 [signature]

# Application For
# ELECTRICAL PERMIT
## Building Department
## City of Ontario

JOB ADDRESS 1948 S. Bon View Ave Bldg. No.

OWNER W. A. Thornton

MAILING ADDRESS

CONTRACTOR Don's Electric State Lic. No.

ADDRESS Tel. No.

| LIGHTING | |
|---|---|
| Meter | |
| Conduit | |
| Wire | |
| Switch | |
| Ground | |

| POWER | |
|---|---|
| Meter | Phase |
| Conduit | |
| Wire | |
| Switch | |
| Ground | |

| MOTORS | | | |
|---|---|---|---|
| NO. | H.P. | PHASE | FEE |
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |
| | | | |
| TOTAL | | | |

| OCCU. | SQ. FT. | @ | FEE |
|---|---|---|---|
| A | | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |
| F | | | |
| G | | | |
| H | | | |
| I | | | |
| J | | | |
| MOTORS | | | |
| SERVICE AMPS | | 200 | 2.00 |
| TEMP. POLE | | | |
| SIGNS | | | |
| LIGHTING | | | |
| PLAN CHECK | | | |
| MISCELLANEOUS | | 100 amps | 1.00 |
| PERMIT | | | 5.00 |
| TOTAL FEE | | | 8.00 |
| PENALTY | | | |
| TOTAL | | | |

MISCELLANEOUS
2 100 amp services
100 amp sub panel
installed

SIGNATURE OF CONTRACTOR Steve C Moreno

Issued
Permit No. 36104 Date 4-29 19 76

Checked by PN

## DECLARATION OF PROPERTY OWNER

I, the undersigned, hereby declare that I am the legal owner of the property located as stated on reverse side as the Job Address, and that I, myself, or a member of my immediate family, as required by City Ordinance, will personally install all of the Electrical Wiring and/or Equipment as listed on reverse side.

Signature of OWNER _____ Tel. No. _____

| | INSPECTOR | DATE |
|---|---|---|
| Underground O.K. | | |
| Rough Wiring O.K. | F.d E | 4-29-76 |
| Work Completed | F.d E | 4-29-76 |
| | | |
| New Service | F.d E | 4-29-76 |
| Underground O.K. | | |
| Rough Wiring O.K. | | |
| Release to Edison | F.d E | 4-29-76 |
| Called in to Edison | ON 4-29-76 | |
| Corrections or Remarks | | |

180-B 1-53

4444 E. Imperial

# APPLICATION FOR COMMERCIAL CONSTRUCTION PERMIT

Department of Building and Safety
CITY OF ONTARIO

JOB ADDRESS 1948 So Bon View

Zone Classification--No. M-2-S F.Z. 3

LEGAL DESCRIPTION

Lot No. Blk No. Tract

OWNER Mr & Mrs W. H. THORNTON

Address ABOVE

Builder or Contractor OWNER

Address

Plans By

Title

DESCRIPTION OF BUILDING

OCCUPANCY Greenhouse

TYPE OF CONSTRUCTION V-N

Dimensions #1 40' X 18' = 720 sq ft
#2 36 X 36 = 1296 sq ft
No. Stories

Type of Roof

Greenhouse Plastic Roof
Roll Roofing

D.C.A. Rec #923 June 2 1977 $ 1.32

VALUE OF CONSTRUCTION--$ 18,843

PLAN CHECK FEE $ 9.50 TOTAL FEE--$ 93.32

PERMIT FEE $ 92

Signature of APPLICANT Vern A. Thornton

Issued PERMIT NO. 44829 Date June 13, 1977

Checked By VD Notices

Curb Sidewalk

Deposit Receipt No.

# INSPECTION RECORD

Trenches

Forms

Column Footings

FRAMING

FRAME

LATH

Miscellaneous

MASONRY

Wall Steel

Column Steel

Bond Beam

Miscellaneous

Final Inspection Date 12-3-81 JK

CORRECTIONS OR REMARKS

THIS PROJECT WAS BUILT WITH-OUT PERMITS, 6-8-77 JK

TRACT # _____ CITY OF ONTARIO DEPARTMENT OF BUILDING & SAFETY

LOT # _____ 303 EAST "B" STREET ONTARIO, CALIF. 91764 TEL. (714) 986-1151

PC # _____ VAP # _____ DAB/FILE # _____

BUILDING ADDRESS 1948 Bon View

OWNER Rick Genny

MAILING ADDRESS 1948 Bon View

CITY Ontario ZIP _____ TEL _____

CONTRACTOR Four Square Plumbing

ADDRESS 4425 Live Oak

CITY Chino ZIP 91701 TEL 628-1900

STATE LIC # C-36 407837 CITY BUS. LIC. #

ARCHITECT _____ ZIP _____ TEL _____

ENGINEER _____ ZIP _____ STATE LIC NO.

DESCRIPTION OF WORK Sewer Lateral

OWNER-BUILDER _____ NO. OF DWELLING UNITS _____

CONSTRUCTION LENDING AGENCY _____ ESTIMATED VALUATION _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.

SIGNATURE [signature] DATE _____

OWNER - BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.).

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.).

I am exempt from the Contractor's License Law for the following reason: _____

WORKER'S COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certificate of exemption, or I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation laws of California.

See Attached

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

VALIDATION

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

| OCC/TYPE CONST | SIZE (SQ FT) | VAL (SQ FT) | VALUATION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | TOTAL VALUATION | |

BUILDING PERMIT FEES

| | | |
|---|---|---|
| PERMIT # | 01-32101 | |
| PLAN CHECK # | 01-36105 | |
| PARK & REC AQUISITION FEE # | 07-31901 | |
| EARTHQUAKE FEE # | 01-215-116 | |
| SEWER CAPITAL ASSESSMENT FEE @ $950 EA | 28-37210 | |
| SEWER ASSESSMENT FEE @ $75 EA | 28-37211 | |
| | TOTAL | |

PLUMBING FEES

| | | | |
|---|---|---|---|
| BATHTUBS | | DISHWASHER/DISPOSAL | |
| SHOWERS | | CLOTHES WASHERS | |
| WATER CLOSETS | | DRINK. FOUNTAINS | |
| LAVATORIES | | URINALS | |
| SINKS | | INTERCEPTORS | |
| | | DRAINS | |

TOTAL FIXTURES _____ @ $ _____

WATER HEATERS/POOL • SPA HEATER

WATER ☐ GAS ☐ PIPING

SOLAR COLLECTORS/TANKS

PERMIT FEES #

TOTAL PLUMBING FEES ACCT #01-32102

HOUSE SEWER # 1 SEP PIT SEPTIC TANK 10 00

PERMIT FEES # 10 00

TOTAL HOUSE SEWER & SANITATION FEES ACCT #01-32105 20 00

ELECTRICAL FEES

SWITCHES RECEPTACLES

LIGHTING FIXTURES

APPLIANCE OUTLETS

OCC GROUP SQ FT @ ¢

OCC GROUP SQ FT @ ¢

SERVICE AMPS @

NO UNITS TEMP POWER

NO MOTORS

SWIMMING POOL/SPA ELECTRIC

PERMIT FEES #

TOTAL ELECTRICAL FEES ACCT #

MECH. FEES

HEATING M BTU A M BTU

OTHER

PERMIT FEE #

TOTAL MECHANICAL FEES ACCT #

GRADING FEES

CUBIC YARDS

TOTAL GRADING FEES ACCT #01-32106

SEWER ASSESSMENT FEES PAID YES NO

AVIGATION AGREEMENT REQUIRED YES NO

TOTAL ALL FEES (PAY THIS AMOUNT) $ 20 00

PERMIT NO 75908 DATE 4/24/89

APPLICATION ONLY

1097

# INSPECTION RECORD

| TYPE OF INSPECTION | DATE | INSPECTOR |
|---|---|---|
| [illegible] | | |
| FOOTING FORMS/STEEL | | |
| UNDERGROUND PLUMBING | | |
| UNDERGROUND ELEC | | |
| UNDERGROUND MECH | | |
| FOOTING STEEL BOND BEAM | | |
| SOIL REPT/SOIL HTG | | |
| SLAB GRADE | | |
| OK TO POUR SLAB | | |
| ROUGH PLUMBING | | |
| ROUGH ELECTRIC | | |
| ROUGH MECHANICAL | | |
| FLOOR FRAMING | | |
| ROUGH FRAMING | | |
| ROOF SHEATHING | | |
| SHEAR PANELS | | |
| STRUCTURAL STEEL | | |
| CONNECTIONS | | |
| ENERGY CONSERVATION | | |
| OK TO COVER WALLS | | |
| ROOF COVERING | | |
| PLBG TOP OUT | | |
| FIREPLACE - THROAT | | |
| FIREPLACE - BOND BEAM | | |
| FIREPLACE - TOP OUT | | |
| MASONARY BOND BEAM | | |
| LATH - EXTERIOR | | |
| LATH - INTERIOR | | |
| DRY WALL NAIL | | |
| GAS TEST | | |
| POOL FENCE | | |
| OK TO PLASTER POOL | | |
| P-TRAP | | |
| SEWER/CESSPOOL/LEACH LINE FINAL | 3-31-7 | [illegible] |
| FINAL GRADING | | |
| FINAL PLUMBING | | |
| FINAL ELECTRIC | | |
| FINAL MECHANICAL | | |
| FINAL BUILDING | | |
| FINAL POOL/SPA | | |
| FINAL SOLAR | | |
| EDISON CO CALLED | | |
| GAS CO CALLED | | |

## OTHER DEPARTMENT REQUIREMENTS

| | | |
|---|---|---|
| ENGINEERING | | |
| TRASH BINS | | |
| L.A.B. REQ | | |
| SITE PLAN | | |
| VARIANCE | | |
| C.U.P. | | |

C.O ISSUED DATE

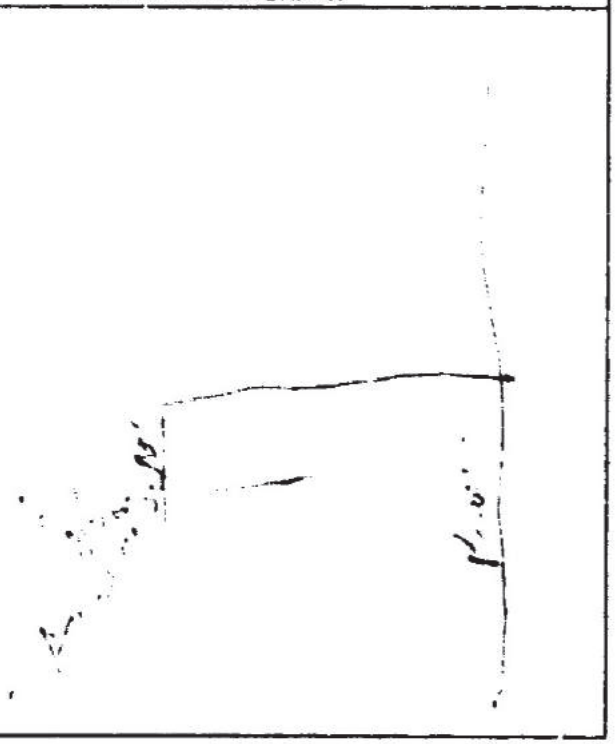
TEMP C.O ISSUED DATE

CONDITIONS

INSPECTOR'S NAME _____ INITIAL

## REMARKS

## SEWER DIAGRAM



385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL INC
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1948 S BON VIEW AVENUE ONTARIO CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

# REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

**Return to any of the following offices:**
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1914 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

| **From:** | **To:** | **From:** | **To:** | **From:** | **To:** |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,

As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

| **PROGRAM** | **DATE** |
|---|---|
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |

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www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1944 S BON VIEW AVENUE ONTARIO 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

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Leonard X. Hern... Chief Executive Offi...

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www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

# REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

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385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

ehs-2021-229

RECEIVED 4-14-21

NO RECORDS FOUND JAS

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1914 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

| **From:** | **To:** | **From:** | **To:** | **From:** | **To:** |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

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|---|---|
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| **RECEIPT #** | **REC'D BY** |

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SAN BERNARDINO COUNTY

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## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1930 S BON VIEW AVENUE ONTARIO CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

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385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND
JAS

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1914 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

| **From:** | **To:** | **From:** | **To:** | **From:** | **To:** |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

| **PROGRAM** | **DATE** |
|---|---|
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

4-20-21

SIERRA KENNISON
ORION ENVIRONMENTAL INC
2332 FIFTH ST STE B
BERKELEY CA 94710

EHS has completed the research on your records request received on 4-14-21.
No records were found for 1914 S BON VIEW AVENUE ONTARIO CA.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

SARMIENTO, JOSHUA S
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

JS

BOARD OF SUPERVISORS
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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

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385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

NO RECORDS FOUND
4-14-21
EHS 2021-231

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1914 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

| **From:** | **To:** | **From:** | **To:** | **From:** | **To:** |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1914 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

| **PROGRAM** | **DATE** |
|---|---|
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1948 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hern... Chief Executive Offi...

EHS 2021-233

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www.SBCounty.gov
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SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

# REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

**Return to any of the following offices:**
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

Received 04/14/2021
No Records Found

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1948 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

**From:** **To:** **From:** **To:** **From:** **To:**

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1948 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

| **PROGRAM** | **DATE** |
|---|---|
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |





1108

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1930 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
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EHS 2021-234

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www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

# REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

**Return to any of the following offices:**
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

Received 04/15/2021
No Records Found

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| | | | |
|---|---|---|---|
| **Location Address:** 1930 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
| **Case/File Number:** (If known) | **Inspector:** (If known) | | |

**Indicate time frame of information requested: (month/year or date of inspection)**

| From: | To: | From: | To: | From: | To: |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1930 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| | | | |
|---|---|---|---|
| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |

**E-mail Address:** skennison@orionenv.com
(Preferred method of delivery)

**Phone Number:** 562-787-0735
(To notify when copies/files are ready)

### OFFICE USE ONLY

| | |
|---|---|
| **PROGRAM** | **DATE** |
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |

385 N. Arrowhead Avenue, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 Fax: 909.387.4323
www.SBCounty.gov

SAN BERNARDINO COUNTY

# Public Health
## Environmental Health Services

**Andrew Goldfrach, FACHE**
Interim Director
**Joshua Dugas**
Assistant Director
**Michael A. Sequeira, M.D.**
Health Officer
**Jennifer Osorio, REHS**
Division Chief

April 21, 2021

Sierra Kennison
Orion Environmental, Inc.
2332 Fifth Street, Suite B
Berkeley, CA 94710

EHS has completed the research on your records request received on April 14, 2021.
No records were found for 1944 South Bon View Avenue, Ontario, CA 91761.

If you have any questions or concerns, please contact me at (800) 442-2283.

Sincerely,

Raúl Robles, Office Assistant III
385 North Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0160

RR:rr

BOARD OF SUPERVISORS
Col. Paul Cook (Ret.) First District | Janice Rutherford Second District | Dawn Rowe Vice Chair, Third District | Curt Hagman Chairman, Fourth District | Joe Baca, Jr. Fifth District
Leonard X. Hern... Chief Executive Offi...

EHS 2021-235

385 N Arrowhead Ave, 2nd Floor, San Bernardino, CA 92415 | Phone: 800.442.2283 • Fax: 909.387.4323
www.SBCounty.gov
www.SBCounty.gov/dph/dehs

SAN BERNARDINO COUNTY

Public Health
Environmental Health Services

# REQUEST TO INSPECT/REPRODUCE PUBLIC RECORDS

Received 04/14/2021
No Records Found

**Return to any of the following offices:**
385 N. Arrowhead Ave. 2nd Floor, San Bernardino 92415-0160
15900 Smoke Tree St., Ste. 131, Hesperia 92345
8575 Haven Ave., Ste. 130, Rancho Cucamonga 91730

## TO BE COMPLETED BY REQUESTER

### INFORMATION FOR RECORDS REQUESTED

**Facility Name:**
(Business or Apartment Complex name)

| **Location Address:** 1944 S Bon View Avenue | **City:** Ontario | **State:** CA | **Zip:** 91761 |
|---|---|---|---|

| **Case/File Number:** (If known) | **Inspector:** (If known) |
|---|---|

**Indicate time frame of information requested: (month/year or date of inspection)**

| **From:** | **To:** | **From:** | **To:** | **From:** | **To:** |
|---|---|---|---|---|---|

**Specific information requested:**
(File, inspection report, complaint, etc.)

Hello,
As part of a Phase I Environmental Site Assessment, I would like to request historical environmental records and violations for the property associated with 1944 S Bon View Avenue in Ontario.

**NOTE: EACH REQUESTER AND/OR FILE MUST HAVE A SEPARATE FORM COMPLETED. FOR A LIST REQUEST, PLEASE CALL (800) 442-2283.**

### FEES

**Copy Fee:** $.10 Per Page

**Certified Copies:** Additional $.22 Per Page

### REQUESTER INFORMATION

**Requester Name:** Sierra Kennison, Orion Environmental Inc
(Include affiliation, i.e. business name, law office, owner, private citizen, employee, etc.)

| **Requester Address:** 2332 Fifth St, Suite B | **City:** Berkeley | **State:** CA | **Zip:** 94710 |
|---|---|---|---|

**E-mail Address:**
(Preferred method of delivery) skennison@orionenv.com

**Phone Number:**
(To notify when copies/files are ready) 562-787-0735

### OFFICE USE ONLY

| **PROGRAM** | **DATE** |
|---|---|
| **PAID $** | **# PGS** |
| **RECEIPT #** | **REC'D BY** |

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | VACANT | Date: | 04/20/2021 |
| Address : | 1914 S BON VIEW AV #3 | | |
| Record ID# | OCC0005554 | | |

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

4/20/21

Charlin Yeng

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | STORAGE UNIT | Date: | 03/22/2021 |
| Address : | 1914 S BON VIEW AV #4 | | |
| Record ID# | OCC0003073 | | |

The following violations have been noted during this inspection :

**Category : Access, Records & Permits (chapters 1, 5, appendix 105).**

**6. Obtain/Post City of Ontario business license.**

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254163

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | CAR RESTORATION | Date: | 03/22/2021 |
| Address : | 1914 S BON VIEW AV #5 | | |
| Record ID# | OCC0003305 | | |

The following violations have been noted during this inspection :

**Category : Access, Records & Permits (chapters 1, 5, appendix 105).**

**6. Obtain/Post City of Ontario business license.**

**8. Additional Fire Department permits required. See Comments for list.**
OPEN FLAME FOR TORCH USE

**Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)**

**11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.**

**9. Provide 2A:10BC, minimum rated Fire Extinguisher, shall be located every 75 feet.**

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

A re-inspection will be held on or about 2 WEEKS. Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| **Business Name :** | PRIVATE CAR STORAGE | **Date:** | 04/20/2021 |
| **Address :** | 1914 S BON VIEW AV 6 & 7 | | |
| **Record ID#** | OCC0005555 | | |

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

4/20/21

Charlin Yeng

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | SO CAL ACOUSTICAL WALL SYSTEMS | Date: | 03/22/2021 |
| Address : | 1914 S BON VIEW AV #8 | | |
| Record ID# | OCC0000126 | | |

The following violations have been noted during this inspection :

**Category : Access, Records & Permits (chapters 1, 5, appendix 105).**

**6. Obtain/Post City of Ontario business license.**

**Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)**

**11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.**

**Category : Storage (chapters 3, 30)**

**32. Lower storage to 18 inches below Fire Sprinkler or 24 inches below the ceiling if it is non-sprinklered.**

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254142

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| **Business Name :** | VACANT | Date: | 04/20/2021 |
| Address : | 1914 S BON VIEW AV #11 | | |
| Record ID# | OCC0002364 | | |

The following violations have been noted during this inspection :

Inspected By: Kevin Pro  Phone: 909-395-2862  Email: KCPro@ontarioca.gov

BUSINESS UNABLE TO CONTACT 4/20

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | RAMCO SHEET METAL | Date: | 10/06/2020 |
| Address : | 1930 S BON VIEW AV | | |
| Record ID# | OCC0005556 | | |

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct 6 2020

Charlin Yeng

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | ATLAS TARPS & PARTS, INC. | Date: | 03/22/2021 |
| Address : | 1930 S BON VIEW AV #12 | | |
| Record ID# | OCC0003434 | | |

The following violations have been noted during this inspection :

**Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)**

**11. Mount Fire Extinguisher in an accessible location no higher than 5 feet from floor level.**

**20. Service Fire Alarm systems yearly. Maintain records.**
ANNUAL PAPERWORK FROM PROPERTY MANAGER NEEDED

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

A re-inspection will be held on or about 2 weeks. Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by mail.

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | RAMCO | Date: | 10/06/2020 |
| Address : | 1930 S BON VIEW AV #14 | | |
| Record ID# | OCC0000513 | | |

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct/6/2020

Charlin Yeng

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | RAMCO SHEET METAL | Date: | 10/06/2020 |
| Address : | 1930 S BON VIEW AV #15 | | |
| Record ID# | OCC0000202 | | |

The following violations have been noted during this inspection :

Inspected By: Charlin Yeng Phone: 909-395-2575 Email: CYeng@ontarioca.gov

Oct/6/2020

Charlin Yeng

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| **Business Name :** | J'S PIPELINE INC | Date: | 04/20/2021 |
| Address : | 1930 S BON VIEW AV #16 | | |
| Record ID# | OCC0007217 | | |

No violations have been noted during this inspection. Thank you for your cooperation.

Inspected By: Kevin Pro  Phone: 909-395-2862  Email: KCPro@ontarioca.gov

No violations noted at time of inspection.
Acknowledged by mail.

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | FLOR DE CALIFORNIA | Date: | 03/22/2021 |
| Address : | 1930 S BON VIEW AV #18 | | |
| Record ID# | OCC0003306 | | |

The following violations have been noted during this inspection :

**Category : Fire Extinguishers & Fire Protection Systems (chapters 5, 6, 9)**

**10. Service and tag Fire Extinguisher(s) every year and after any use.**

Inspected By: Kevin Pro Phone: 909-395-2862 Email: KCPro@ontarioca.gov

Please go to https://www.ontarioca.gov/fire to complete the Online MailBack card once the violations have been corrected.
Violations must be corrected within 2 weeks.
Failure to have correction(s) made by stated date on this notice may result in a Notice of Violation, which includes a fee of $150.
Acknowledged by MAIL.

Go to https://www.ontarioca.gov/fire to complete the MailBack card Online. MailBack Card Reference No. 1254120

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | ATLAS TARPS & PARTS, INC. | Date: | 04/20/2021 |
| Address : | 1930 S BON VIEW AV #20 | | |
| Record ID# | OCC0006347 | | |

The following violations have been noted during this inspection :

Inspected By: Kevin Pro  Phone: 909-395-2862  Email: KCPro@ontarioca.gov

SEE OCC3434 FOR INSPECTION REPORT

Kevin Pro

**Fire Department Representative**

**Occupant Signature**

# City of Ontario Fire Department
# Fire & Life Safety Inspection Form

Bureau of Fire Prevention
415 East B St, Ontario CA 91764

| | | | |
|---|---|---|---|
| Business Name : | JLMC, INC. | Date: | 03/11/2020 |
| Address : | 1944 S BON VIEW AV | | |
| Record ID# | OCC0005553 | | |

All violations have been corrected during this inspection. Thank you for your cooperation.

Inspected By: Amanda Horner Phone: 909-395-2577 Email: AHorner@ontarioca.gov

All violations have been corrected. Emailed to Jon.

Amanda Horner

**Fire Department Representative**

**Occupant Signature**

# SAN BERNARDINO COUNTY FIRE PROTECTION DISTRICT

620 South "E" Street ● San Bernardino, CA 92415-0153 ● (909) 386-8401 ● Fax (909) 386-8460

**Office of the Fire Marshal**
**Hazardous Materials Division**
**sbcfire.org**

**Daniel R. Munsey**
Fire Chief/Fire Warden

**Michael A. Horton**
Fire Marshal/Deputy Fire Warden


April 26, 2021

21041401 Ontario RAL Orion Environmental

**ORION ENVIRONMENTAL INC.**
**2332 FIFTH STREET, SUITE B**
**BERKELEY, CA 94710**

**ATTENTION: SIERRA KENNISON**

**SUBJECT: CERTIFIED RECORD SEARCH FINDINGS**
**1914, 1930, 1944, AND 1948 SOUTH BON VIEW AVENUE, ONTARIO, CALIFORNIA**

This is to confirm that the San Bernardino County Hazardous Materials Division has identified records that may pertain to the subject site, as described in your request for records search.

The file(s) shown below have been retrieved for review. If you wish to view the original documents, please e-mail this office at hazmatrecords@sbcfire.org to arrange an appointment for a file review.

**ACTIVE PERMIT FACILITIES:** (Regulatory files for facilities with annual operating permits to maintain underground storage tanks, handle hazardous materials, and/or generate hazardous waste. Files include permits, inspections, reports, test results, correspondence, and related materials. Files will also include any underground tank removal/construction activity records and site remediation/contamination records for facilities still in operation).

| | |
|---|---|
| JLMC, Inc.<br>1944 S. Bon View<br>Ontario | FA0004143 ~ Est. # 90021567 ~ CERS ID. 10040932<br>Hazardous Material 2-10 Chemicals Handler Permit<br>Conditionally Exempt Small Qty. Generator Permit<br>(Last CERS Submission: 03/01/2019) |

**INACTIVE PERMIT AND/OR NON-PERMIT FACILITIES:** (Inactive regulatory files for formerly permitted facilities that maintained underground storage tanks, stored hazardous materials, and/or generated hazardous waste and/or facilities with underground storage tanks removed and/or materials and waste removed.
Files will also include any underground tank removal/construction activity records and site remediation/ contamination records for facilities no longer operating underground tanks).

| | |
|---|---|
| Net Shapes<br>1914 S. Bon View<br>Ontario | Est. # 91024296<br>Hazardous Materials Handler Permit |
| ABS Global Inc.<br>1914 S. Bon View Unit 3<br>Ontario | FA0010805<br>Hazardous Materials 1-3 Chemicals Special Handler Permit |


BOARD OF DIRECTORS

Robert A. Lovingood, First District | Janice Rutherford, Second District | Dawn Rowe, Third District | Curt Hagman, Chairman, Fourth District | Josie Gonzales, Vice Chair, Fifth District

Leonard X. Hernandez
Chief Executive Officer

| | |
|---|---|
| Nova Men Auto Repair<br>1914 S. Bon View #4<br>Ontario | FA0010493<br>Special Generator Permit |
| Mazza Construction<br>1930 Bon View Ave. #12<br>Ontario | Est. # 93029272<br>Hazardous Materials Handler Permit |
| Multi Tech Products<br>1930 Bon View #12<br>Ontario | FA0008135<br>Hazmat Handler Permit |
| Column Engineering Inc.<br>1930 S. Bon View Ave. #20<br>Ontario | FA0002444 ~ Est. # 92029090<br>Limited Quantity Generator Permit |
| Quality Offset Printers<br>1930 S. Bon View Ave. #14<br>Ontario | FA0005477 ~ Est. # 92029015<br>Limited Quantity Generator Permit |

**PERMITS TO REMOVE/INSTALL/MODIFY TANKS UNDERGROUND:**

No record of permits to remove/install/modify tanks underground identified in this search.

**HAZ MAT INCIDENT RESPONSE ACTIVITY:** (other records of spill notifications and/or complaints not listed below may also exist in facility permit files).

| | |
|---|---|
| JLMC, Inc.<br>1944 S. Bon View Ave.<br>Ontario | CO0033129<br>02/14/2017<br>Complaint: Operations being conducted at this facility that they are illegally shipping materials and cutting metals that do not fall under permitting regulations and can impact the water jet systems. Investigation: Unable to verify complaint. Complaint closed. |

**SITE REMEDIATION:** (Underground Storage Tank Clean-Up under Local Oversight Program or Voluntary Hazardous Waste Clean-Up activity under Local Jurisdiction) (documents may be included in regular active or inactive permit files listed above).

No record of site remediation identified in this search overseen by our department.

Records searched include permit database systems for facilities with permits as hazardous waste generators, hazardous materials handlers, and/or underground storage tanks, including inactive and/or out of business records; logs of permits issued for the removal and/or installation of underground storage tanks; records and databases pertaining to illicit dumping and releases; records of non-permitted facilities; sites undergoing remediation for contaminated soil and/or groundwater; and incidents responded to by the hazardous materials emergency response team. Records date back to mid- 1980's.

**Records consist of 8 files, approximately 5" thick, combined.** If you wish to view the original documents, please e-mail this office at hazmatrecords@sbcfire.org to arrange an appointment.

Respectfully,

*Donna Juday*

**DONNA JUDAY**
**Office Specialist**
Office of the Fire Marshal
Hazardous Materials Division

***We will copy up to 40 pre-selected pages from a file at a charge $0.25 per page copied. (Be prepared to make this payment at the time of service). We can refer you to a private copy service or you may want to bring a portable copier on site. Please let us know your plans in advance so that accommodations can be made.**

# APPENDIX F

# TIER 1 VAPOR ENCROACHMENT SCREENING REPORT

ERIS

# VAPOR SCREENING

| | |
|---|---|
| **Project Property:** | *S. Bon View Avenue and E. Cedar Street*<br>*S. Bon View Avenue and E. Cedar Street*<br>*Ontario CA 91761* |
| **Project No:** | *72ONT2-1-1* |
| **Report Type:** | *Vapor Report with Database Details* |
| **Order No:** | *21040800524v* |
| **Requested by:** | *Orion Environmental, Inc.* |
| **Date Completed:** | *April 27, 2021* |

**Environmental Risk Information Services**
*A division of Glacier Media Inc.*
1.866.517.5204 | info@erisinfo.com | erisinfo.com

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**Notice: IMPORTANT INFORMATION:**

**Service**: Client has used a service offered by ERIS Information Inc. ("**ERIS**") to generate this report based upon certain search parameters set by Client, or in the case of ERIS's Vapor Encroachment Screening Tool and Checklist, certain search parameters set by ERIS and modified by Client (the "**Service**"). This report contains the results of a search conducted by ERIS of environmental records maintained by third parties. ERIS does not maintain, and has no responsibility for the accuracy or completeness of, such records.

**Agreement**: Client's use of the Service and any report generated thereby is subject to the Master Services Agreement previously entered into by Client and ERIS, or the terms and conditions accepted by Client in electronically submitting a request for the Service, (the "**Agreement**") and no provision of this Notice shall modify the Agreement. To the extent there is a conflict between any provision of this Notice and any provision of the Agreement, the latter shall control.

**Liability Limitation**: ERIS's liability for the Service and this report shall be limited to the amount paid by Client for this report and as otherwise set forth in the Agreement. Although in preparing this report ERIS has endeavored to present information that is accurate, ERIS will not have any liability for any errors, omissions or inaccuracies in such information, even if ERIS sets, or Client modifies, the parameters used to conduct the search.

**Reliance on Report**: This report (1) applies only to the address and the date specified on the cover page of this report and (2) is not a substitute for a Phase I Environmental Site Assessment, a Vapor Encroachment Assessment or any other similar assessment. It is solely intended to be used as a database search of current environmental records maintained by third parties, and Client should not rely on this report for any purpose for which it is not intended. Client may, in Client's discretion, modify search parameters within some of the tools of the Service that may affect the results for which ERIS is not responsible.

**License for Use of Report**: Client is licensed to use this report solely for its intended purpose as set forth in this Notice and the Agreement. No page of this report may be used by Client without including this report's cover page, this Notice and the project property identifier.

**Client Liability**: Use of the Service or this report in a manner contrary to this Notice or the Agreement will be a breach of contract and an infringement of ERIS's copyright and other intellectual property rights, for which ERIS will be entitled to damages and other remedies. In addition, upon any such breach or infringement, ERIS may terminate the Agreement, Client's account with ERIS, Client's license to use any reports previously generated for Client pursuant to the Service, and Client's future use of the Service.

**Warranty Disclaimer**: **EXCEPT AS EXPRESSLY SET FORTH IN THE AGREEMENT, ERIS MAKES NO WARRANTY OR REPRESENTATION REGARDING THE SERVICE, THIS REPORT OR THE RESULTS OF ANY SEARCH CONDUCTED BY CLIENT USING THE SERVICE.**

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# Executive Summary

This Report was produced through the ERIS Vapor Screening Tool. The ERIS Vapor Screening Tool and this report output are designed to help those in conducting a Vapor Encroachment Screening on a Property Involved in Real Estate Transactions under the ASTM Standard Designation E2600 – 15.

The following table lists the data sources searched and any hits in the Area of Concern (AOC) that have been included in the report. The search distances listed are based on search distances used in the Database Report and the search results are grouped based on the minimum default search distances for Chemicals of Concern (COCs) and Petroleum Hydrocarbon Chemicals of Concern (PHCOCs) as outlined in E2600-15. The default AOC may be expanded or reduced by the environmental professional (adjusted AOC) using experience and professional judgment.

| ***Standard Environmental Sources*** | ***Search Distance (miles)**** | ***Project Property*** | ***Within 1/10*** | ***1/10 plus*** | ***Total*** |
|---|---|---|---|---|---|
| Federal NPL site list | 1.0 | 0 | 0 | 1 | 1 |
| Federal Delisted NPL site list | 0.5 | 0 | 0 | 0 | 0 |
| Federal CERCLIS list | 1.0 | 0 | 0 | 1 | 1 |
| Federal CERCLIS NFRAP site list | 0.5 | 0 | 0 | 0 | 0 |
| Federal RCRA CORRACTS facilities list | 1.0 | 0 | 0 | 0 | 0 |
| Federal RCRA non-CORRACTS TSD facilities list | 0.5 | 0 | 3 | 0 | 3 |
| Federal RCRA generators list | 0.25 | 0 | 13 | 0 | 13 |
| Federal institutional control/engineering control registries | 0.5 | 0 | 0 | 0 | 0 |
| Federal ERNS list | PO | 0 | 0 | 0 | 0 |
| State and tribal equivalent NPL | 1.0 | 0 | 0 | 0 | 0 |
| State and tribal equivalent CERCLIS | 1.0 | 0 | 2 | 1 | 3 |
| State and tribal landfill and/or solid waste disposal site lists | 0.5 | 0 | 0 | 0 | 0 |
| State and tribal leaking storage tank lists | 0.5 | 0 | 0 | 0 | 0 |
| State and Tribal registered storage tank lists | 0.25 | 5 | 22 | 0 | 27 |
| State and tribal institutional control/engineering control registries | 0.5 | 0 | 0 | 0 | 0 |
| State and tribal voluntary cleanup sites | 0.5 | 0 | 0 | 0 | 0 |
| State and tribal Brownfield sites | 0.5 | 0 | 0 | 0 | 0 |
| State Hazardous Waste Facilities | 1.0 | 0 | 2 | 0 | 2 |
| Others | 0.5 | 0 | 0 | 0 | 0 |
| ***Non Standard Environmental Sources*** | | | | | |
| Federal Spill sites list | 0.125 | 0 | 0 | 0 | 0 |
| Federal Drycleaner Facilities | 0.5 | 0 | 0 | 0 | 0 |
| State Hazardous Waste Facilities | 0.5 | 0 | 6 | 0 | 6 |
| State and Tribal Spill sites list | PO | 0 | 1 | 0 | 1 |
| State and Tribal Dry Cleaner Facilities | 0.25 | 0 | 0 | 0 | 0 |
| Others | 1.0 | 8 | 19 | 0 | 27 |
| Federal PFAS sites list | 0.5 | 0 | 0 | 0 | 0 |
| State and Tribal PFAS site list | 0.5 | 0 | 0 | 0 | 0 |

** Please refer to the Appendix of this report to view specific databases searched within each category. Search distances within each category may vary by database - the largest search radius per category will be displayed.*

# Executive Summary: Report Summary

| | | | |
|---|---|---|---|
| **Project Property:** | S. Bon View Avenue and E. Cedar Street<br>S. Bon View Avenue and E. Cedar Street<br>Ontario CA 91761 | **PO No:** | 72ONT2-1-1 |
| | | **Order No:** | 21040800524v |
| **Coordinates:** | 34.03861034, -117.63838892 | **Elevation:** | 870.1 ft |

*Project Property - Results*

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 1 | SANBERN CUPA | MULTI TECH PRODUCTS | 1930 S BON VIEW UNIT 12 ONTARIO CA 91761 | E | .0 / .0 | -4.0 | 13 |
| 1 | SANBERN CUPA | COLUMN ENGINEERING INC | 1930 S BON VIEW AVE 20 ONTARIO CA 91761 | E | .0 / .0 | -4.0 | 13 |
| 1 | SANBERN CUPA | QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE #14 ONTARIO CA 91761 | E | .0 / .0 | -4.0 | 13 |
| 1 | HAZNET | QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532 | E | .0 / .0 | -4.0 | 13 |
| 1 | HAZNET | COLUMN ENGINEERING | 1930 S BON VIEW AVE ONTARIO CA 917610000 | E | .0 / .0 | -4.0 | 13 |
| 1 | HAZNET | QUALITY PRINTERS LLC | 1930 S BON VIEW AVE STE 14 ONTARIO CA 917615532 | E | .0 / .0 | -4.0 | 13 |
| 2 | EMISSIONS | W. H. THORNTON CO | 1948 S BON VIEW ONTARIO CA 91761 | ESE | .0 / .0 | -7.0 | 22 |
| 3 | SANBERN CUPA | NOVA MEN AUTO REPAIR | 1914 S BON VIEW #4 ONTARIO CA 91761 | ENE | .0 / .0 | -1.0 | 23 |
| 3 | SANBERN CUPA | ABS GLOBAL INC | 1914 S BON VIEW UNIT 3 ONTARIO CA 91761 | ENE | .0 / .0 | -1.0 | 23 |
| 3 | HAZNET | LARRY RAMONEDA | 1914 S BON VIEW AVE ONTARIO CA 917615546 | ENE | .0 / .0 | -1.0 | 23 |
| 3 | HAZNET | NOVA MEN AUTO REPAIR | 1914 S BON VIEW AVE STE 4 ONTARIO CA 917615546 | ENE | .0 / .0 | -1.0 | 23 |
| 3 | FINDS/FRS | ABS GLOBAL INC | 1914 S BON VIEW UNIT 3 ONTARIO CA 91761 | ENE | .0 / .0 | -1.0 | 23 |
| 3 | EMISSIONS | CUSTOM COLOR FRAME | 1914 BON VIEW ONTARIO CA | ENE | .0 / .0 | -1.0 | 23 |

*Surrounding Properties - Results*

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 4 | SANBERN CUPA | JLMC, INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | HAZNET | J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 917615503 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | HAZNET | J L M C INC | 1944 BON VIEW<br>ONTARIO CA 917615503 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | FINDS/FRS | JLMCNA INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | HAZNET | FLO-BIN RENTALS | 1944 S BON VIEW AVE<br>ONTARIO CA 917615503 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | FINDS/FRS | JLMC INC | 1944 S BON VIEW AVE<br>ONTARIO CA 91761 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | CERS HAZ | JLMC, INC | 1944 S BON VIEW<br>ONTARIO CA 91761 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | FINDS/FRS | CORPORATE RESOURCE SERVICES | 1944 S BONVIEW AVE<br>ONTARIO CA 91761 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | RCRA NON GEN | J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 91761-5503<br>***EPA Handler ID:*** CAL000268240 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | FINDS/FRS | J L M C INC | 1944 BON VIEW AVE<br>ONTARIO CA 91761-5503 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 4 | RCRA SQG | J L M C INC | 1944 BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAP000033472 | ESE | 2.86 / 9.38 | -6.0 | 26 |
| 5 | HAZNET | PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 6.53 / 21.43 | -6.0 | 38 |
| 5 | HAZNET | OSS INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 6.53 / 21.43 | -6.0 | 38 |
| 5 | RCRA NON GEN | PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000279724 | ESE | 6.53 / 21.43 | -6.0 | 38 |

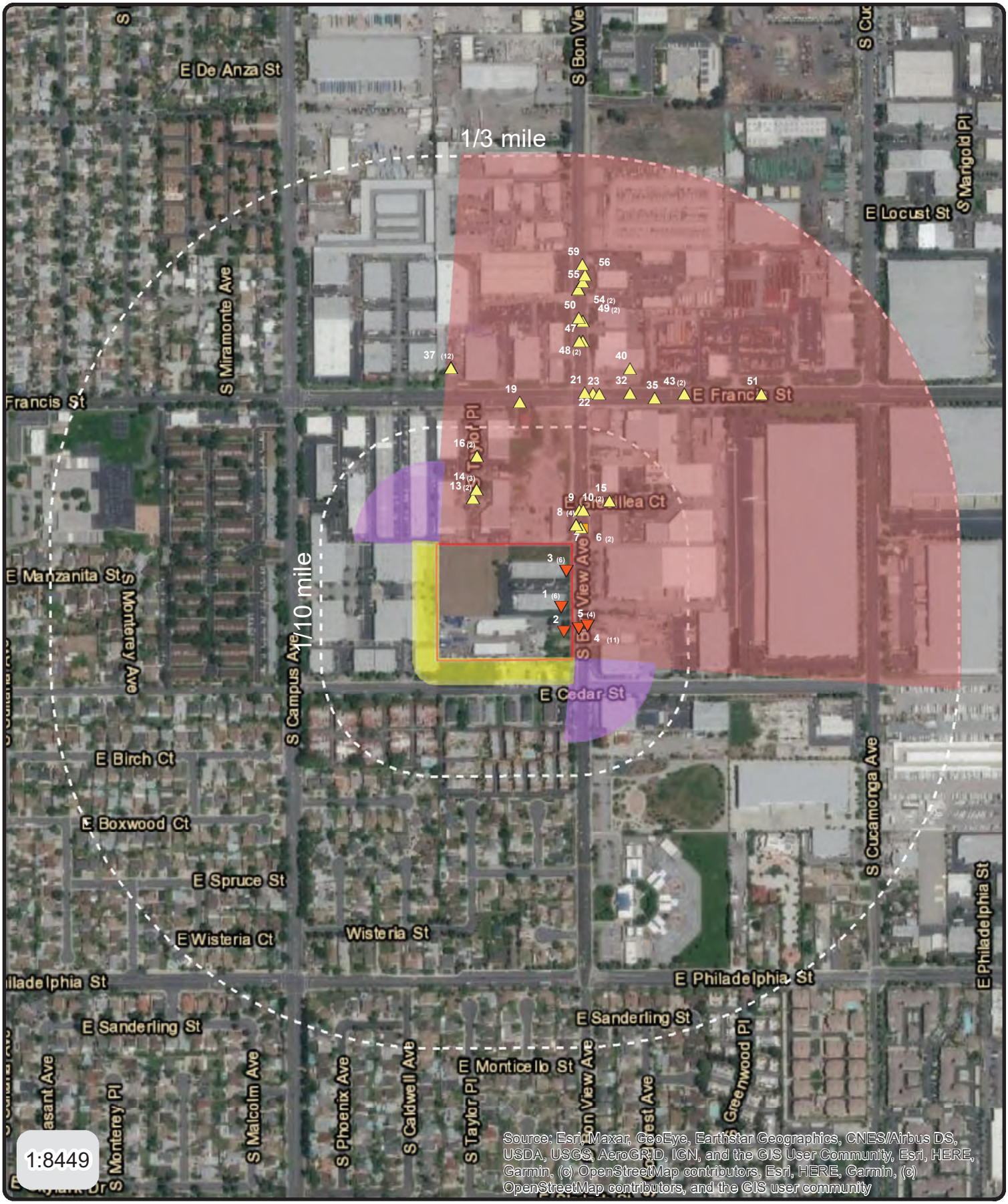
| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 5 | FINDS/FRS | PETERSON PIPELINE INC | 1945 S BON VIEW<br>ONTARIO CA 91761 | ESE | 6.53 / 21.43 | -6.0 | 38 |
| 6 | FINDS/FRS | POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 7.79 / 25.57 | 1.0 | 41 |
| 6 | SSTS | POUCHES, INC | 1901 S BON VIEW AVE -<br>ONTARIO CA 91761 | NE | 7.79 / 25.57 | 1.0 | 41 |
| 7 | ICIS | POUCHES, INC. | 1901 S. BONVIEW AVE.<br>ONTARIO CA 91761-5601 | NE | 7.94 / 26.06 | .0 | 43 |
| 8 | CHMIRS | Ontario Fire Dept | 1856 South Bon View Ave<br>Ontario CA<br>***Control No*** **\| *Notified Date:*** 9/2/199811:30:54 PM | NE | 8.16 / 26.78 | 1.0 | 44 |
| 8 | HAZNET | HUB CONSTRUCTION SPECIALTIES | 1856 S BONVIEW AVE<br>ONTARIO CA 91761 | NE | 8.16 / 26.78 | 1.0 | 44 |
| 8 | FINDS/FRS | HUB CONSTRUCTION SPECIALTIESNA INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 8.16 / 26.78 | 1.0 | 44 |
| 8 | DELISTED HAZ | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 8.16 / 26.78 | 1.0 | 44 |
| 9 | SANBERN CUPA | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST<br>ONTARIO CA 91761 | NE | 14.38 / 47.17 | 1.0 | 47 |
| 10 | SANBERN CUPA | POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761 | NE | 14.94 / 49.01 | 1.0 | 47 |
| 10 | RCRA NON GEN | POUCHES INCORPORATED | 1901 S BON VIEW<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000436389 | NE | 14.94 / 49.01 | 1.0 | 47 |
| 13 | SANBERN CUPA | R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 19.48 / 63.91 | 5.0 | 50 |
| 13 | CERS HAZ | R & I INDUSTRIES, INC | 1876 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 19.48 / 63.91 | 5.0 | 50 |
| 14 | SANBERN CUPA | GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 22.94 / 75.25 | 5.0 | 54 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 14 | CERS HAZ | GREENLINE LABS | 1851 S TAYLOR PL<br>ONTARIO CA 91761 | NNW | 22.94 / 75.25 | 5.0 | 54 |
| 14 | RCRA NON GEN | GREENLINE LABORATORIES, INC. | 1851 S. TAYLOR PLACE<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAC002988936 | NNW | 22.94 / 75.25 | 5.0 | 54 |
| 15 | SANBERN CUPA | DEVIOUS CUSTOMS | 915 E GREVILLEA CT<br>ONTARIO CA 91761 | NE | 24.14 / 79.21 | 2.0 | 60 |
| 16 | SANBERN CUPA | SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 36.95 / 121.22 | 6.0 | 61 |
| 16 | CERS HAZ | SKY SYSTEMS CO., INC. | 1825 TAYLOR PL<br>ONTARIO CA 91761 | NNW | 36.95 / 121.22 | 6.0 | 61 |
| 19 | UST SWEEPS | TOM GUILFOYLE | 840 E FRANCIS ST<br>ONTARIO CA<br>***C C | Status:*** I36-000-2 \| INACTIVE<br>***Tank ID:*** 000001 | N | 59.84 / 196.34 | 8.0 | 66 |
| 21 | EMISSIONS | CHAFFEY JOINT UNION HIGH SCHOO | 901 E FRANCIS<br>ONTARIO CA 91761 | NNE | 63.66 / 208.87 | 8.0 | 67 |
| 22 | DELISTED HAZ | CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 64.06 / 210.17 | 8.0 | 71 |
| 23 | SANBERN CUPA | CITY TOOL WORKS INC | 907 E FRANCIS ST<br>ONTARIO CA 91761 | NNE | 64.1 / 210.29 | 8.0 | 72 |
| 32 | EMISSIONS | R&O MC INTYRE INC | 921 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 67.93 / 222.88 | 8.0 | 73 |
| 35 | SANBERN CUPA | UV WOOD FINISHING | 936 E FRANCIS UNIT A<br>ONTARIO CA 91761 | NE | 70.75 / 232.11 | 8.0 | 75 |
| 37 | RCRA TSD | LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 91761-0000<br>***EPA Handler ID:*** CAR000156125 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| 37 | RCRA LQG | LIGHTING RESOURCES LLC | 805 FRANCIS ST<br>ONTARIO CA 91761-0000 | NNW | 74.43 / 244.19 | 11.0 | 76 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| | | | ***EPA Handler ID:*** CAR000156125 | | | | |
| 37 | SANBERN CUPA | LIGHTING RESOURCES, LLC | 805 E FRANCIS ST ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| 37 | ENVIROSTOR | LIGHTING RESOURCES LLC | 805 E FRANCIS ST ONTARIO CA 917610000 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***Estor/EPA ID | Cleanup Status:*** CAL000827758 \| | | | |
| 37 | ENVIROSTOR | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 917610000 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***Estor/EPA ID | Cleanup Status:*** CAR000156125 \| | | | |
| 37 | HWP | LIGHTING RESOURCES LLC | 805 FRANCIS ST ONTARIO CA 917610000 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***Estor/EPA ID:*** CAR000156125 | | | | |
| 37 | HWP | LIGHTING RESOURCES LLC | 805 E FRANCIS ST ONTARIO CA 917610000 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***Estor/EPA ID:*** CAL000827758 | | | | |
| 37 | PCB | LIGHTING RESOURCES, INC. | 805 E. FRANCIS STREET ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| 37 | RCRA TSD | LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***EPA Handler ID:*** CAD000827758 | | | | |
| 37 | RCRA TSD | LIGHTING RESOURCES INC | 805 FRANCIS ST ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***EPA Handler ID:*** CAL000827758 | | | | |
| 37 | RCRA SQG | LIGHTING RESOURCES INC | 805 FRANCIS ST ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***EPA Handler ID:*** CAL000827758 | | | | |
| 37 | RCRA NON GEN | LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST ONTARIO CA 91761 | NNW | 74.43 / 244.19 | 11.0 | 76 |
| | | | ***EPA Handler ID:*** CAD000827758 | | | | |
| 40 | SANBERN CUPA | WALKERS AIR BRAKES | 921 E FRANCIS ST ONTARIO CA 91761 | NNE | 77.7 / 254.94 | 10.0 | 15 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| 43 | SANBERN CUPA | BOMEL CONSTRUCTION CO INC | 939 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 79.18 / 259.77 | 8.0 | 15 |
| 43 | RCRA NON GEN | BOMEL CONSTRUCTION | 939 E FRANCIS ST<br>ONTARIO CA 91761-5631<br>***EPA Handler ID:*** CAL000297126 | NE | 79.18 / 259.77 | 8.0 | 15 |
| 47 | EMISSIONS | WARFIELD ELECTRIC CO, INC | 1745 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 85.31 / 279.88 | 11.0 | 16 |
| 48 | SANBERN CUPA | WARFIELD ELECTRIC | 1745 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 85.37 / 280.09 | 11.0 | 16 |
| 48 | RCRA SQG | WARFIELD ELECTRIC CO | 1745 S BONVIEW AVE<br>ONTARIO CA 91761-4410<br>***EPA Handler ID:*** CAR000072769 | NNE | 85.37 / 280.09 | 11.0 | 16 |
| 49 | SANBERN CUPA | STAR METALS INC | 1715 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 93.81 / 307.77 | 12.0 | 16 |
| 49 | RCRA NON GEN | INLAND SIGNS INC | 1715 S BON VIEW AVE<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAL000449027 | NNE | 93.81 / 307.77 | 12.0 | 16 |
| 50 | SANBERN CUPA | ELITE TRUCK AND RV LLC | 1742 S BON VIEW<br>Ontario CA 91761 | NNE | 95.15 / 312.19 | 12.0 | 16 |
| 51 | SANBERN CUPA | SERA'S WHOLESALE NRSRY | 943 E FRANCIS ST<br>ONTARIO CA 91761 | NE | 102.23 / 335.39 | 8.0 | 16 |
| 53 | SANBERN CUPA | ALLIED MECHANICAL | 1720 S BON VIEW<br>ONTARIO CA 91761 | NNE | 106.98 / 350.97 | 14.0 | 16 |
| 53 | CERS TANK | ALLIED MECHANICAL | 1720 S BON VIEW<br>ONTARIO CA 91761<br>***Site ID:*** 384636 | NNE | 106.98 / 350.97 | 14.0 | 16 |
| 54 | RCRA SQG | ALLIED MECHANICAL PRODUCTS | 1720 S BON VIEW AVE<br>ONTARIO CA 91761<br>***EPA Handler ID:*** CAR000067926 | NNE | 107.24 / 351.85 | 14.0 | 17 |
| 54 | RCRA NON GEN | ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL | 1720 S BON VIEW AVE<br>ONTARIO CA 91761-4411 | NNE | 107.24 / 351.85 | 14.0 | 17 |

| Map Key | DB | Company/Site Name | Address | Direction | Distance (m/ft) | Elev Diff (ft) | Page Number |
|---|---|---|---|---|---|---|---|
| | | | ***EPA Handler ID:*** CAL000000298 | | | | |
| 55 | SANBERN CUPA | NEFF CONSTRUCTION, INC. | 1701 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 110.35 / 362.04 | 15.0 | 17 |
| 56 | HHSS | SOUTHTOWN INDUSTRIAL PARK | 1701, 1703, 1705, 1707 S. BON FRANCIS<br>ONTARIO CA 91761 | NNE | 113.39 / 372.02 | 15.0 | 18 |
| 59 | UST SWEEPS | SOUTHTOWN INDUSTRIAL PARK | 1701 S BON VIEW<br>ONTARIO CA<br>***C C | Status:*** A36-000-4588 \| ACTIVE<br>***Tank ID:*** 000002, 000001 | NNE | 117.61 / 385.85 | 16.0 | 18 |
| 60 | SEMS | ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761<br>***EPA ID:*** CAN000906085 | N | 179.37 / 588.49 | 26.0 | 18 |
| 61 | CERCLIS | ONTARIO DRUMS | 1516 SOUTH BON VIEW<br>ONTARIO CA 91761<br>***Site EPA ID:*** CAN000906085 | N | 192.86 / 632.73 | 28.0 | 18 |
| 62 | ENVIROSTOR | OAKWOOD INTERIORS SITE | 1333 S BON VIEW AVE<br>ONTARIO CA 91761 | NNE | 329.7 / 1081.69 | 46.0 | 18 |
| | | | ***Estor/EPA ID \| Cleanup Status:*** 36340065 \| CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008 | | | | |



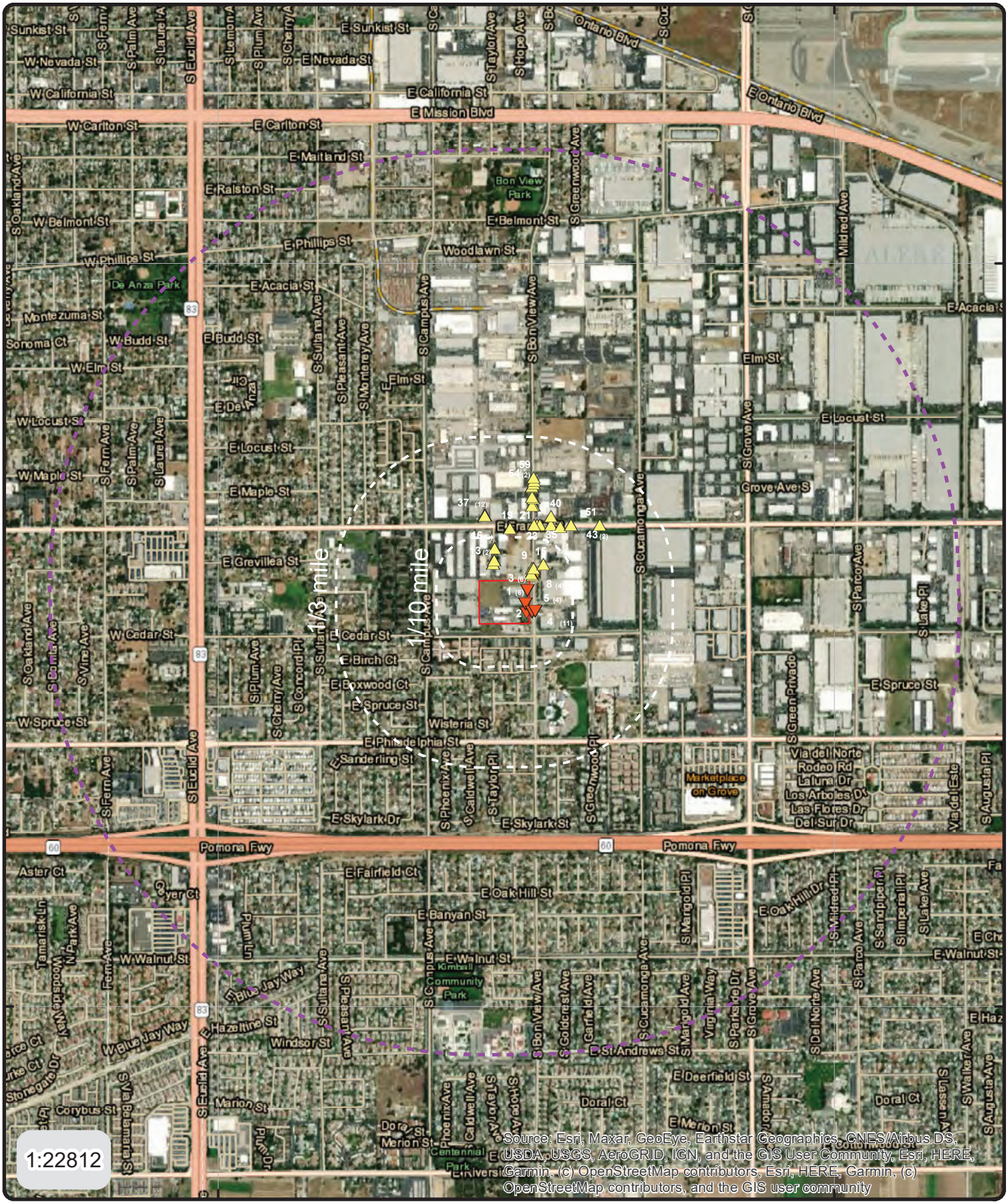

**Address: S. Bon View Avenue and E. Cedar Street,Ontario,CA**

Order No: 21040800524v

- Sites with Lower Elevation
- Sites with Same Elevation
- Sites with Higher Elevation
- Up-gradient
- Down-gradient
- Cross-gradients



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**Address: S. Bon View Avenue and E. Cedar Street,Ontario,CA**

Order No: 21040800524v

- Sites with Lower Elevation
- Sites with Same Elevation
- Sites with Higher Elevation



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# Detail Report

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 1 | COLUMN ENGINEERING | 1930 S BON VIEW AVE | .0 / 0.0 | -4.0 |
| | COLUMN ENGINEERING INC | 1930 S BON VIEW AVE #14 | | |
| | MULTI TECH PRODUCTS | 1930 S BON VIEW AVE 20 | | |
| | QUALITY OFFSET PRINTERS | 1930 S BON VIEW AVE STE 14 | | |
| | QUALITY PRINTERS LLC | 1930 S BON VIEW UNIT 12 | | |

***ASTM Category:*** State and Tribal registered storage tank lists
Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: NPCOC and PCOC

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste generation/disposal, but no evidence of a release to the environment.

***SANBERN CUPA*** ***MULTI TECH PRODUCTS*** ***1930 S BON VIEW UNIT 12 ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0008135
***Owner Info:*** CLOS, ROB
***Mailing Care of:*** ROB CLOS
***Mailing Address 1:*** 1930 S. BON VIEW, #12
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761
***ï¿½***

***Detail(s)***
***ï¿½***
***Permit ID:*** PT0014252
***Status:*** INACTIVE
***Program Element Code:*** 4221
***Permit Desc:*** HAZMAT HANDLER 0-10 EMPLOYEES
***To:*** 3/31/2006

***SANBERN*** ***COLUMN ENGINEERING INC*** ***1930 S BON VIEW AVE 20*** ***State and Tribal registered***

***CUPA*** ***ONTARIO 91761*** ***storage tank lists***

***Facility ID:*** FA0002444
***Owner Info:*** WIESER, JOHN
***Mailing Care of:*** JOHN WIESER
***Mailing Address 1:*** 1930 S BON VIEW AVE 20
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0006515
***Status:*** INACTIVE
***Program Element Code:*** 4430
***Permit Desc:*** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
***To:*** 7/31/2009

***SANBERN*** ***QUALITY OFFSET PRINTERS*** ***1930 S BON VIEW AVE #14*** ***State and Tribal registered***
***CUPA*** ***ONTARIO 91761*** ***storage tank lists***

***Facility ID:*** FA0005477
***Owner Info:*** PRIETO, ED & MENDOZA, JOE
***Mailing Care of:***
***Mailing Address 1:*** 1707 S GROVE ST STE A
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0006473
***Status:*** INACTIVE
***Program Element Code:*** 4430
***Permit Desc:*** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
***To:*** 12/31/2008

***HAZNET*** ***QUALITY OFFSET PRINTERS*** ***1930 S BON VIEW AVE STE 14*** ***Others***
***ONTARIO 917615532***

***SIC Code:***
***NAICS Code:*** 32311
***EPA ID:*** CAL000095238
***Create Date:*** 7/12/1993
***Fac Act Ind:*** No
***Inact Date:*** 6/15/2005
***County Code:*** 36
***County Name:*** San Bernardino
***Mail Name:***
***Mailing Addr 1:*** 1930 S BON VIEW AVE STE 14
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 917615532
***Region Code:*** 4
***Owner Name:*** QUALITY OFFEST PRINTERS
***Owner Addr 1:*** 1930 BEN VIEW AVE #14
***Owner Addr 2:***
***Owner City:*** ONTARIO
***Owner State:*** CA
***Owner Zip:*** 917615532

| | |
|---|---|
| ***Mailing Addr 2:*** | ***Owner Phone:*** 9099471433 |
| ***Owner Fax:*** | |
| ***Contact Information*** | |
| *--* | -- |
| ***Contact Name:*** | JOE MENDOZA OR ED PRIETO/OWNER |
| ***Street Address 1:*** | 1930 S BON VIEW AVE STE 14 |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 917615532 |
| ***Phone:*** | 9099471433 |
| *--* | -- |
| *--* | -- |
| ***Tanner Information*** | |
| *--* | -- |
| ***Generator EPA ID:*** | CAL000095238 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613976 |
| ***TSD County Code:*** | 30 |
| ***TSD County:*** | Orange |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.0166 |
| ***Year:*** | 2000 |
| *--* | -- |
| ***Generator EPA ID:*** | CAL000095238 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613976 |
| ***TSD County Code:*** | 30 |
| ***TSD County:*** | Orange |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.083 |
| ***Year:*** | 2001 |
| *--* | -- |
| ***Generator EPA ID:*** | CAL000095238 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613976 |
| ***TSD County Code:*** | 30 |
| ***TSD County:*** | Orange |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.06672 |
| ***Year:*** | 2002 |

| | |
|---|---|
| **--** | -- |
| **Generator EPA ID:** | CAL000095238 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.06672 |
| **Year:** | 2003 |
| **--** | -- |
| **Generator EPA ID:** | CAL000095238 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT000613976 |
| **TSD County Code:** | 30 |
| **TSD County:** | Orange |
| **State Waste Code:** | 741 |
| **State Waste Code Desc.:** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| **Method Code:** | H01 |
| **Method Description:** | Transfer station |
| **Tons:** | 0.05004 |
| **Year:** | 2004 |
| **--** | -- |

***HAZNET*** ***COLUMN ENGINEERING*** ***1930 S BON VIEW AVE ONTARIO 917610000*** ***Others***

| | | | |
|---|---|---|---|
| **SIC Code:** | 2835 | **Mailing City:** | ONTARIO |
| **NAICS Code:** | 325412 | **Mailing State:** | CA |
| **EPA ID:** | CAL000137623 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 12/19/1994 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | JOHN WIESER |
| **Inact Date:** | 9/14/2009 | **Owner Addr 1:** | 1930 S BON VIEW AVE STE 20 |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | 1930 S BON VIEW AVE STE 20 | **Owner Zip:** | 917610000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099473000 |
| **Owner Fax:** | 0000000000 | | |

***Contact Information***

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | JOHN WIESER/OWNER |
| **Street Address 1:** | 1930 S BON VIEW AVE STE 20 |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 917610000 |
| **Phone:** | 9099473000 |
| **--** | -- |

| | |
|---|---|
| **--** | -- |
| ***Tanner Information*** | |
| **--** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 135 |
| ***State Waste Code Desc.:*** | Unspecified aqueous solution |
| ***Method Code:*** | H141 |
| ***Method Description:*** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| ***Tons:*** | 0.021 |
| ***Year:*** | 2008 |
| **--** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H061 |
| ***Method Description:*** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| ***Tons:*** | 0.2085 |
| ***Year:*** | 2007 |
| **--** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H061 |
| ***Method Description:*** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| ***Tons:*** | 0.2085 |
| ***Year:*** | 2008 |
| **--** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD000088252 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.2293 |

| | |
|---|---|
| ***Year:*** | 1996 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD000088252 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.4378 |
| ***Year:*** | 1998 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.0417 |
| ***Year:*** | 1999 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.3753 |
| ***Year:*** | 2000 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.4586 |
| ***Year:*** | 2001 |
| ***--*** | -- |

| | |
|---|---|
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.22935 |
| ***Year:*** | 2002 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.22935 |
| ***Year:*** | 2004 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.22935 |
| ***Year:*** | 2005 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 211 |
| ***State Waste Code Desc.:*** | Halogenated solvents (chloroforms, methyl chloride, perchloroethylene, etc) |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.2085 |
| ***Year:*** | 2006 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |

| | |
|---|---|
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 214 |
| ***State Waste Code Desc.:*** | Unspecified solvent mixture |
| ***Method Code:*** | H061 |
| ***Method Description:*** | FUEL BLENDING PRIOR TO ENERGY RECOVERY AT ANOTHER SITE |
| ***Tons:*** | 0.108 |
| ***Year:*** | 2008 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD000088252 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 221 |
| ***State Waste Code Desc.:*** | Waste oil and mixed oil |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.209 |
| ***Year:*** | 1997 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD028409019 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 221 |
| ***State Waste Code Desc.:*** | Waste oil and mixed oil |
| ***Method Code:*** | T01 |
| ***Method Description:*** | Treatment, tank |
| ***Tons:*** | 0.209 |
| ***Year:*** | 2002 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAL000137623 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD982444481 |
| ***TSD County Code:*** | 36 |
| ***TSD County:*** | San Bernardino |
| ***State Waste Code:*** | 611 |
| ***State Waste Code Desc.:*** | Contaminated soil from site clean-up |
| ***Method Code:*** | |
| ***Method Description:*** | |
| ***Tons:*** | 0.125 |
| ***Year:*** | 2003 |
| ***--*** | -- |

***HAZNET*** ***QUALITY PRINTERS LLC*** ***1930 S BON VIEW AVE STE 14 ONTARIO 917615532*** ***Others***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | 7389 | ***Mailing City:*** | ORANGE |
| ***NAICS Code:*** | 561439 | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAL000295237 | ***Mailing Zip:*** | 928696047 |
| ***Create Date:*** | 6/15/2005 4:29:22 PM | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | No | ***Owner Name:*** | MIKE BURNS |
| ***Inact Date:*** | 6/30/2008 | ***Owner Addr 1:*** | 5838 E SANDSTONE CT |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | ORANGE |
| ***Mail Name:*** | | ***Owner State:*** | CA |
| ***Mailing Addr 1:*** | 5838 E SANDSTONE CT | ***Owner Zip:*** | 928696047 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 7147914212 |
| ***Owner Fax:*** | | | |

***Contact Information***

| | |
|---|---|
| *--* | -- |
| ***Contact Name:*** | MIKE BURNS |
| ***Street Address 1:*** | 1930 S BON VIEW AVE STE 14 |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 917615532 |
| ***Phone:*** | 9099471433 |
| *--* | -- |
| *--* | -- |

***Tanner Information***

| | |
|---|---|
| *--* | -- |
| ***Generator EPA ID:*** | CAL000295237 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613976 |
| ***TSD County Code:*** | 30 |
| ***TSD County:*** | Orange |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H141 |
| ***Method Description:*** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| ***Tons:*** | 0.03336 |
| ***Year:*** | 2007 |
| *--* | -- |
| ***Generator EPA ID:*** | CAL000295237 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613976 |
| ***TSD County Code:*** | 30 |
| ***TSD County:*** | Orange |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H141 |
| ***Method Description:*** | STORAGE, BULKING, AND/OR TRANSFER OFF SITE--NO TREATMENT/REOVERY (H010-H129) OR (H131-H135) |
| ***Tons:*** | 0.03336 |
| ***Year:*** | 2008 |
| *--* | -- |

| | |
|---|---|
| ***Generator EPA ID:*** | CAL000295237 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT000613893 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 741 |
| ***State Waste Code Desc.:*** | Liquids with halogenated organic compounds >= 1,000 Mg./L |
| ***Method Code:*** | H01 |
| ***Method Description:*** | Transfer station |
| ***Tons:*** | 0.02085 |
| ***Year:*** | 2006 |
| ***--*** | -- |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 2 | W. H. THORNTON CO | 1948 S BON VIEW | .0 / 0.0 | -7.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |
| Comments: | |

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Previous Phase I ESA prepared by REM in 2018 indicated that WH Thornton Co with paint dip tank coating, open spray equipment, and spray paint booths permitted with SCAQMD, but no records indicating violations, noncompliance, or releases to the environment were identified during Orion\U0027s Phase I ESA records review.

***EMISSIONS*** ***W. H. THORNTON CO*** ***1948 S BON VIEW*** ***ONTARIO 91761*** ***Others***

***1987 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 22268 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 2511 | ***TOGT:*** | 0 |
| ***CO:*** | 36 | ***ROGT:*** | 0 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1987 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 22268 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 2511 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 3 | ABS GLOBAL INC<br>CUSTOM COLOR FRAME<br>LARRY RAMONEDA<br>NOVA MEN AUTO REPAIR | 1914 BON VIEW<br>1914 S BON VIEW #4<br>1914 S BON VIEW AVE<br>1914 S BON VIEW AVE STE 4<br>1914 S BON VIEW UNIT 3 | .0 / 0.0 | -1.0 |

***ASTM Category:*** State and Tribal registered storage tank lists
Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: Petroleum Hydrocarbon Chemicals of Concern (PCOC)

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with this records, but no records indicate a release to the environment.

***SANBERN*** ***NOVA MEN AUTO REPAIR*** ***1914 S BON VIEW #4*** ***State and Tribal registered***
***CUPA*** ***ONTARIO 91761*** ***storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0010493 |
| ***Owner Info:*** | DELGADO, MANUEL |
| ***Mailing Care of:*** | NOVA MEN |
| ***Mailing Address 1:*** | 7040 ARCHIBALD AVE. #74 |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ALTA LOMA |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91701 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0017843 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4420 |

| | |
|---|---|
| ***Permit Desc:*** | SPECIAL GENERATOR |
| ***To:*** | 8/31/2007 |

***SANBERN*** ***ABS GLOBAL INC*** ***1914 S BON VIEW UNIT 3*** ***State and Tribal registered***
***CUPA*** ***ONTARIO 91761*** ***storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0010805 |
| ***Owner Info:*** | ABS GLOBAL INC |
| ***Mailing Care of:*** | LORI HELLABRAND |
| ***Mailing Address 1:*** | 1914 S BON VIEW #3 |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0018548 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4241 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL |
| ***To:*** | 2/28/2016 |

***HAZNET*** ***LARRY RAMONEDA*** ***1914 S BON VIEW AVE*** ***Others***
***ONTARIO 917615546***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | | ***Mailing City:*** | COVINA |
| ***NAICS Code:*** | | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAC002632556 | ***Mailing Zip:*** | 917243375 |
| ***Create Date:*** | 7/14/2008 | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | No | ***Owner Name:*** | LARRY RAMONEDA |
| ***Inact Date:*** | 1/11/2009 | ***Owner Addr 1:*** | 1949 E PUENTE ST |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | COVINA |
| ***Mail Name:*** | | ***Owner State:*** | CA |
| ***Mailing Addr 1:*** | 1949 E PUENTE ST | ***Owner Zip:*** | 917243375 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 9099174679 |
| ***Owner Fax:*** | | | |

***Contact Information***

| | |
|---|---|
| ***--*** | -- |
| ***Contact Name:*** | LARRY RAMONEDA |
| ***Street Address 1:*** | 1949 E PUENTE ST |
| ***Street Address 2:*** | |
| ***City:*** | COVINA |
| ***State:*** | CA |
| ***Zip:*** | 917243375 |
| ***Phone:*** | 9099174679 |
| ***--*** | -- |

***HAZNET*** ***NOVA MEN AUTO REPAIR*** ***1914 S BON VIEW AVE STE 4*** ***Others***
***ONTARIO 917615546***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | 7699 | ***Mailing City:*** | ONTARIO |
| ***NAICS Code:*** | 81149 | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAL000300907 | ***Mailing Zip:*** | 917615546 |
| ***Create Date:*** | 11/30/2005 10:50:53 AM | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | No | ***Owner Name:*** | MANUEL DELGADO |
| ***Inact Date:*** | 6/30/2007 | ***Owner Addr 1:*** | 10033 BAYWOOD WAY |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | ALTA LOMA |
| ***Mail Name:*** | | ***Owner State:*** | CA |
| ***Mailing Addr 1:*** | 1914 S BON VIEW AVE STE 4 | ***Owner Zip:*** | 917370000 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 9094838359 |
| ***Owner Fax:*** | 9099301902 | | |

***Contact Information***

| | |
|---|---|
| *--* | -- |
| ***Contact Name:*** | MANUEL DELGADO |
| ***Street Address 1:*** | 1914 S BON VIEW AVE STE 4 |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 917615546 |
| ***Phone:*** | 9099232181 |
| *--* | -- |
| *--* | -- |

***Tanner Information***

| | |
|---|---|
| *--* | -- |
| ***Generator EPA ID:*** | CAL000300907 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD059494310 |
| ***TSD County Code:*** | 43 |
| ***TSD County:*** | Santa Clara |
| ***State Waste Code:*** | 222 |
| ***State Waste Code Desc.:*** | Oil/water separation sludge |
| ***Method Code:*** | R01 |
| ***Method Description:*** | Recycler |
| ***Tons:*** | 5.2125 |
| ***Year:*** | 2002 |
| *--* | -- |

---

***FINDS/FRS*** ***ABS GLOBAL INC*** ***1914 S BON VIEW UNIT 3 ONTARIO 91761*** ***Others***

| | |
|---|---|
| ***Registry ID:*** | 110065503976 |
| ***FIPS Code:*** | |
| ***HUC Code:*** | 18070203 |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 13-OCT-15 |
| ***Update Date:*** | |
| ***Interest Types:*** | STATE MASTER |
| ***SIC Codes:*** | |
| ***SIC Code Descriptions:*** | |

| | |
|---|---|
| ***NAICS Codes:*** | |
| ***NAICS Code Descriptions:*** | |
| ***Conveyor:*** | FRS-GEOCODE |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | 43 |
| ***Census Block Code:*** | 060710018131010 |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO COUNT |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | 34.03899 |
| ***Longitude:*** | -117.63744 |
| ***Reference Point:*** | CENTER OF A FACILITY OR STATION |
| ***Coord Collection Method:*** | ADDRESS MATCHING-HOUSE NUMBER |
| ***Accuracy Value:*** | 30 |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065503976 |
| ***Program Acronyms:*** | |

CA-ENVIROVIEW:2691

***EMISSIONS*** ***CUSTOM COLOR FRAME*** ***1914 BON VIEW ONTARIO*** ***Others***

***1987 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 50374 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 7538 | ***TOGT:*** | 2 |
| ***CO:*** | 36 | ***ROGT:*** | 1.936 |
| ***Air Basin:*** | SC | ***COT:*** | |
| ***District:*** | SC | ***NOXT:*** | |
| ***COID:*** | SBD | ***SOXT:*** | |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1987 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 50374 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 7538 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 4 | CORPORATE RESOURCE SERVICES<br>FLO-BIN RENTALS<br>J L M C INC<br>JLMC INC<br>JLMC, INC<br>JLMCNA INC | 1944 BON VIEW<br>1944 BON VIEW AVE<br>1944 S BON VIEW<br>1944 S BON VIEW AVE<br>1944 S BONVIEW AVE | 2.86 / 9.38 | -6.0 |

***ASTM Category:***

Federal RCRA generators list
State and Tribal registered storage tank lists
State Hazardous Waste Facilities
Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: N/A

Groundwater Flow Gradient:

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with these records, but no records were identified that indicate a release to the environment.

---

***SANBERN CUPA*** ***JLMC, INC*** ***1944 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0004143
***Owner Info:*** Richard Jr. Geary
***Mailing Care of:***
***Mailing Address 1:*** P.O. BOX 3817
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0019544
***Status:*** ACTIVE
***Program Element Code:*** 4452
***Permit Desc:*** CONDITIONALLY EXEMPT SM QTY GENERATOR
***To:*** 8/31/2021

***Permit ID:*** PT0005088
***Status:*** ACTIVE
***Program Element Code:*** 4243
***Permit Desc:*** HAZARDOUS MATERIALS 4-10 CHEMICALS
***To:*** 8/31/2021

**HAZNET** **J L M C INC** **1944 BON VIEW AVE** **Others**
**ONTARIO 917615503**

| | | | |
|---|---|---|---|
| **SIC Code:** | 2499,3412,3429,3433,3443,3444,3499,3537,3569,3634 | **Mailing City:** | ONTARIO |
| **NAICS Code:** | 332322,332439,333414 | **Mailing State:** | CA |
| **EPA ID:** | CAL000268240 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 3/26/2003 | **Region Code:** | 4 |
| **Fac Act Ind:** | Yes | **Owner Name:** | J L M C INC |
| **Inact Date:** | | **Owner Addr 1:** | 1944 BON VIEW AVE |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | PO BOX 3817 | **Owner Zip:** | 917615503 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099472980 |
| **Owner Fax:** | 0000000000 | | |

***Contact Information***

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | CHUCK GARDENHIRE |
| **Street Address 1:** | 1944 S BON VIEW AVE |
| **Street Address 2:** | |
| **City:** | ONTARIO |
| **State:** | CA |
| **Zip:** | 91761 |
| **Phone:** | 9099472980 |
| **--** | -- |
| **--** | -- |

***Tanner Information***

| | |
|---|---|
| **--** | -- |
| **Generator EPA ID:** | CAL000268240 |
| **Generator County Code:** | 36 |
| **Generator County:** | San Bernardino |
| **TSD EPA ID:** | CAT080033681 |
| **TSD County Code:** | 19 |
| **TSD County:** | Los Angeles |
| **State Waste Code:** | 352 |
| **State Waste Code Desc.:** | Other organic solids |
| **Method Code:** | D80 |
| **Method Description:** | Disposal, landfill |
| **Tons:** | 0.3 |
| **Year:** | 2003 |
| **--** | -- |

**HAZNET** **J L M C INC** **1944 BON VIEW** **Others**
**ONTARIO 917615503**

| | | | |
|---|---|---|---|
| **SIC Code:** | | **Mailing City:** | ONTARIO |
| **NAICS Code:** | | **Mailing State:** | CA |
| **EPA ID:** | CAP000033472 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 5/13/1998 | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | RICHARD GEARY |
| **Inact Date:** | 12/21/2000 | **Owner Addr 1:** | 1944 BON VIEW |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |

| | | | |
|---|---|---|---|
| ***Mail Name:*** | | ***Owner State:*** | CA |
| ***Mailing Addr 1:*** | 1944 BON VIEW | ***Owner Zip:*** | 917610000 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 9099472980 |
| ***Owner Fax:*** | | | |

| | |
|---|---|
| ***Contact Information*** | |
| ***--*** | -- |
| ***Contact Name:*** | MR DON CHRISTY |
| ***Street Address 1:*** | 1944 BON VIEW |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 917610000 |
| ***Phone:*** | -- |
| ***--*** | -- |
| ***--*** | -- |
| ***Tanner Information*** | |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAP000033472 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD008252405 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 343 |
| ***State Waste Code Desc.:*** | Unspecified organic liquid mixture |
| ***Method Code:*** | R01 |
| ***Method Description:*** | Recycler |
| ***Tons:*** | 0.561 |
| ***Year:*** | 1997 |
| ***--*** | -- |

***FINDS/FRS*** ***JLMCNA INC*** ***1944 S BON VIEW ONTARIO 91761*** ***Others***

| | |
|---|---|
| ***Registry ID:*** | 110065899558 |
| ***FIPS Code:*** | |
| ***HUC Code:*** | 18070203 |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 13-OCT-15 |
| ***Update Date:*** | |
| ***Interest Types:*** | STATE MASTER |
| ***SIC Codes:*** | 3400 |
| ***SIC Code Descriptions:*** | |
| ***NAICS Codes:*** | |
| ***NAICS Code Descriptions:*** | |
| ***Conveyor:*** | FRS-GEOCODE |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | 43 |

| | |
|---|---|
| ***Census Block Code:*** | 060710018031021 |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO COUNT |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | 34.038336 |
| ***Longitude:*** | -117.637211 |
| ***Reference Point:*** | ENTRANCE POINT OF A FACILITY OR STATION |
| ***Coord Collection Method:*** | ADDRESS MATCHING-HOUSE NUMBER |
| ***Accuracy Value:*** | 50 |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110065899558 |
| ***Program Acronyms:*** | |

CA-ENVIROVIEW:40052

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***HAZNET*** ***FLO-BIN RENTALS*** ***1944 S BON VIEW AVE ONTARIO 917615503*** ***Others***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | 7359,7699 | ***Mailing City:*** | ONTARIO |
| ***NAICS Code:*** | 562991 | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAL000414437 | ***Mailing Zip:*** | 917615503 |
| ***Create Date:*** | 2/18/2016 | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | Yes | ***Owner Name:*** | CCKX INC |
| ***Inact Date:*** | | ***Owner Addr 1:*** | 17225 EL CAMINO REAL STE 340 |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | HOUSTON |
| ***Mail Name:*** | | ***Owner State:*** | TX |
| ***Mailing Addr 1:*** | 1944 S BON VIEW AVE | ***Owner Zip:*** | 77058 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 8322249073 |
| ***Owner Fax:*** | 8322244319 | | |

***Contact Information***

| | |
|---|---|
| ***--*** | -- |
| ***Contact Name:*** | GARY J GARCIA |
| ***Street Address 1:*** | 1944 S BON VIEW AVE |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 917615503 |
| ***Phone:*** | 6268629251 |
| ***--*** | -- |

---

***FINDS/FRS*** ***JLMC INC*** ***1944 S BON VIEW AVE ONTARIO 91761*** ***Others***

| | |
|---|---|
| ***Registry ID:*** | 110070090553 |
| ***FIPS Code:*** | |
| ***HUC Code:*** | 18070203 |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 07-AUG-17 |

| | |
|---|---|
| ***Update Date:*** | |
| ***Interest Types:*** | ICIS-NPDES NON-MAJOR, STORM WATER INDUSTRIAL |
| ***SIC Codes:*** | 3444 |
| ***SIC Code Descriptions:*** | SHEET METALWORK |
| ***NAICS Codes:*** | |
| ***NAICS Code Descriptions:*** | |
| ***Conveyor:*** | ICIS |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | 43 |
| ***Census Block Code:*** | 060710018131010 |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | 34.0386 |
| ***Longitude:*** | -117.63726 |
| ***Reference Point:*** | |
| ***Coord Collection Method:*** | |
| ***Accuracy Value:*** | |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070090553 |
| ***Program Acronyms:*** | |

NPDES:CAZ338008

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***CERS HAZ*** ***JLMC, INC*** ***1944 S BON VIEW*** ***ONTARIO 91761*** ***State Hazardous Waste Facilities***

| | |
|---|---|
| ***Site ID:*** | 40052 |
| ***Latitude:*** | 34.038378 |
| ***Longitude:*** | -117.637370 |
| ***County:*** | |

***Regulated Programs***

| | | | |
|---|---|---|---|
| ***EI ID:*** | 10040932 | ***EI Description:*** | Chemical Storage Facilities |
| ***EI ID:*** | 10040932 | ***EI Description:*** | Hazardous Waste Generator |

***Evaluations***

| | |
|---|---|
| ***Eval Date:*** | 06/04/2015 |
| ***Violations Found:*** | No |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

| | |
|---|---|
| ***Eval Date:*** | 08/23/2018 |
| ***Violations Found:*** | No |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

| | |
|---|---|
| ***Eval Date:*** | 08/23/2018 |
| ***Violations Found:*** | No |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HW |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

| | |
|---|---|
| ***Eval Date:*** | 06/04/2015 |
| ***Violations Found:*** | No |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HW |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

| | |
|---|---|
| ***Affil Type Desc:*** | Environmental Contact |
| ***Entity Name:*** | THOMAS LAO |
| ***Entity Title:*** | |
| ***Address:*** | 11660 Church St. #28 |
| ***City:*** | Rancho Cucamonga |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91739 |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | CUPA District |
| ***Entity Name:*** | San Bernardino County Fire |
| ***Entity Title:*** | |
| ***Address:*** | 620 South E Street |
| ***City:*** | San Bernardino |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92415-0153 |

| | |
|---|---|
| ***Phone:*** | (909) 386-8401 |
| ***Affil Type Desc:*** | Property Owner |
| ***Entity Name:*** | Richard Jr. Geary |
| ***Entity Title:*** | |
| ***Address:*** | 1944 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 947-2980 |
| ***Affil Type Desc:*** | Parent Corporation |
| ***Entity Name:*** | JLMC, INC |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |
| ***Affil Type Desc:*** | Facility Mailing Address |
| ***Entity Name:*** | Mailing Address |
| ***Entity Title:*** | |
| ***Address:*** | 1944 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |
| ***Affil Type Desc:*** | Legal Owner |
| ***Entity Name:*** | Richard Jr. Geary |
| ***Entity Title:*** | |
| ***Address:*** | 1944 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 947-2980 |
| ***Affil Type Desc:*** | Operator |
| ***Entity Name:*** | JLMC Inc. / Chuck Gardenhire |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | (909) 947-2980 |

| | |
|---|---|
| ***Registry ID:*** | 110070318958 |
| ***FIPS Code:*** | |
| ***HUC Code:*** | |
| ***Site Type Name:*** | |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 27-SEP-18 |
| ***Update Date:*** | |
| ***Interest Types:*** | OSHA ESTABLISHMENT |
| ***SIC Codes:*** | 3446 |
| ***SIC Code Descriptions:*** | ARCHITECTURAL AND ORNAMENTAL METALWORK |
| ***NAICS Codes:*** | 332323 |
| ***NAICS Code Descriptions:*** | ORNAMENTAL AND ARCHITECTURAL METAL WORK MANUFACTURING. |
| ***Conveyor:*** | |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | |
| ***Census Block Code:*** | |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | |
| ***Longitude:*** | |
| ***Reference Point:*** | |
| ***Coord Collection Method:*** | |
| ***Accuracy Value:*** | |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070318958 |
| ***Program Acronyms:*** | |

OSHA-OIS:316350909

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***RCRA NON GEN*** ***J L M C INC*** ***1944 BON VIEW AVE ONTARIO 91761-5503*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000268240 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | CHUCK GARDENHIRE |
| ***Contact Address:*** | 1944 S BON VIEW AVE , , ONTARIO , CA, 91761 , |
| ***Contact Phone No and Ext:*** | 909-947-2980 |
| ***Contact Email:*** | CHUCK@JLMC.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 20030326 |
| ***Location Latitude:*** | 34.038277 |
| ***Location Longitude:*** | -117.637265 |

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20030326 |
| ***Handler Name:*** | J L M C INC |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1944 S BON VIEW AVE |
| ***Name:*** | CHUCK GARDENHIRE | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-2980 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1944 BON VIEW AVE |
| ***Name:*** | J L M C INC | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-2980 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761-5503 |

| | |
|---|---|
| ***Registry ID:*** | 110070457433 |
| ***FIPS Code:*** | 06071 |
| ***HUC Code:*** | |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 02-JAN-19 |
| ***Update Date:*** | |
| ***Interest Types:*** | OTHER HAZARDOUS WASTE ACTIVITIES, SQG, TRANSPORTER |
| ***SIC Codes:*** | |
| ***SIC Code Descriptions:*** | |
| ***NAICS Codes:*** | 332322, 332439, 333414 |
| ***NAICS Code Descriptions:*** | HEATING EQUIPMENT (EXCEPT WARM AIR FURNACES) MANUFACTURING., OTHER METAL CONTAINER MANUFACTURING., SHEET METAL WORK MANUFACTURING. |
| ***Conveyor:*** | |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | |
| ***Census Block Code:*** | |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | |
| ***Longitude:*** | |
| ***Reference Point:*** | |
| ***Coord Collection Method:*** | |
| ***Accuracy Value:*** | |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457433 |
| ***Program Acronyms:*** | |

RCRAINFO:CAL000268240, RCRAINFO:CAP000033472

---

***RCRA SQG J L M C INC*** ***1944 BON VIEW ONTARIO 91761*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAP000033472 |
| ***Gen Status Universe:*** | Small Quantity Generator |
| ***Contact Name:*** | DON CHRISTY |
| ***Contact Address:*** | 1944 BON VIEW , , ONTARIO , CA, 91761 , US |
| ***Contact Phone No and Ext:*** | 909-947-2980 |
| ***Contact Email:*** | |
| ***Contact Country:*** | US |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | Private |
| ***Receive Date:*** | 19971104 |
| ***Location Latitude:*** | 34.038277 |
| ***Location Longitude:*** | -117.637265 |

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 19971104 |
| ***Handler Name:*** | J L M C INC |
| ***Federal Waste Generator Code:*** | 2 |
| ***Generator Code Description:*** | Small Quantity Generator |
| ***Source Type:*** | Implementer |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 19971104 |
| ***Handler Name:*** | J L M C INC |
| ***Federal Waste Generator Code:*** | 1 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Source Type:*** | Notification |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 1944 BON VIEW |
| ***Name:*** | RICHARD GEARY | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-2980 | ***Country:*** | |
| ***Source Type:*** | Notification | ***Zip Code:*** | 91761 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 1944 BON VIEW |
| ***Name:*** | RICHARD GEARY | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-2980 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

***Historical Handler Details***

| | |
|---|---|
| ***Receive Dt:*** | 19971104 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | J L M C INC |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 5 | OSS INC<br>PETERSON PIPELINE INC | 1945 S BON VIEW | 6.53 / 21.43 | -6.0 |

***ASTM Category:*** Federal RCRA generators list
Others

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Disposal of unknown wastes are associated with these records, but no records were identified that indicate a release to the environment.

---

***HAZNET*** ***PETERSON PIPELINE INC*** ***1945 S BON VIEW ONTARIO 91761*** ***Others***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | 1521,1531,8741 | ***Mailing City:*** | CHINO |
| ***NAICS Code:*** | 23321 | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAL000279724 | ***Mailing Zip:*** | 917080000 |
| ***Create Date:*** | 3/5/2004 | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | No | ***Owner Name:*** | PETERSON PIPELINE INC |
| ***Inact Date:*** | 6/30/2015 | ***Owner Addr 1:*** | 6871 WEEPING WILLOW CT |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | CHINO |
| ***Mail Name:*** | | ***Owner State:*** | CA |
| ***Mailing Addr 1:*** | PO BOX 1649 | ***Owner Zip:*** | 917100000 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 9093931906 |
| ***Owner Fax:*** | 0000000000 | | |

***Contact Information***

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | GREG PETERSON |
| **Street Address 1:** | 6871 WEEPING WILLOW CT |
| **Street Address 2:** | |
| **City:** | CHINO |
| **State:** | CA |
| **Zip:** | 917100000 |
| **Phone:** | 9093931906 |
| **--** | -- |

**HAZNET** **OSS INC** **1945 S BON VIEW ONTARIO 91761** **Others**

| | | | |
|---|---|---|---|
| **SIC Code:** | 4212 | **Mailing City:** | ONTARIO |
| **NAICS Code:** | 562119 | **Mailing State:** | CA |
| **EPA ID:** | CAL000283115 | **Mailing Zip:** | 917610000 |
| **Create Date:** | 6/15/2004 3:13:48 PM | **Region Code:** | 4 |
| **Fac Act Ind:** | No | **Owner Name:** | OSS INC |
| **Inact Date:** | 6/30/2013 | **Owner Addr 1:** | PO BOX 3995 |
| **County Code:** | 36 | **Owner Addr 2:** | |
| **County Name:** | San Bernardino | **Owner City:** | ONTARIO |
| **Mail Name:** | | **Owner State:** | CA |
| **Mailing Addr 1:** | PO BOX 3995 | **Owner Zip:** | 917610000 |
| **Mailing Addr 2:** | | **Owner Phone:** | 9099473980 |
| **Owner Fax:** | 0000000000 | | |

**Contact Information**

| | |
|---|---|
| **--** | -- |
| **Contact Name:** | DAVID SHEPPLER |
| **Street Address 1:** | 12743 CYPRESS AVE |
| **Street Address 2:** | |
| **City:** | CHINO |
| **State:** | CA |
| **Zip:** | 917100000 |
| **Phone:** | 9096281140 |
| **--** | -- |

**RCRA NON GEN** **PETERSON PIPELINE INC** **1945 S BON VIEW ONTARIO 91761** **Federal RCRA generators list**

| | |
|---|---|
| **EPA Handler ID:** | CAL000279724 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | GREG PETERSON |
| **Contact Address:** | 3863 PILGRIMS WAY , , CHINO , CA, 91710 , |
| **Contact Phone No and Ext:** | 909-393-1906 |
| **Contact Email:** | DIGDIRT1986@AOL.COM |
| **Contact Country:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Land Type:** | |
| **Receive Date:** | 20040305 |
| **Location Latitude:** | 34.038128 |
| **Location Longitude:** | -117.637182 |

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20040305 |
| ***Handler Name:*** | PETERSON PIPELINE INC |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 3863 PILGRIMS WAY |
| ***Name:*** | GREG PETERSON | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | CHINO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-393-1906 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91710 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 3863 PILGRIMS WAY |
| ***Name:*** | GREG PETERSON | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | CHINO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-393-1906 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91710 |

| | |
|---|---|
| ***Registry ID:*** | 110070457023 |
| ***FIPS Code:*** | 06071 |
| ***HUC Code:*** | |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 02-JAN-19 |
| ***Update Date:*** | |
| ***Interest Types:*** | OTHER HAZARDOUS WASTE ACTIVITIES, TRANSPORTER |
| ***SIC Codes:*** | |
| ***SIC Code Descriptions:*** | |
| ***NAICS Codes:*** | |
| ***NAICS Code Descriptions:*** | |
| ***Conveyor:*** | |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | |
| ***Census Block Code:*** | |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | |
| ***Longitude:*** | |
| ***Reference Point:*** | |
| ***Coord Collection Method:*** | |
| ***Accuracy Value:*** | |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110070457023 |
| ***Program Acronyms:*** | |

RCRAINFO:CAL000279724

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 6 | POUCHES, INC<br>POUCHES, INC. | 1901 S BON VIEW AVE -<br>1901 S. BONVIEW AVE. | 7.79 / 25.57 | 1.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | Non-Petroleum Chemicals of Concern (NPCOC) |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

| ***FINDS/FRS*** | ***POUCHES, INC.*** | ***1901 S. BONVIEW AVE.<br>ONTARIO 91761-5601*** | ***Others*** |
|---|---|---|---|

| | |
|---|---|
| ***Registry ID:*** | 110015311312 |
| ***FIPS Code:*** | 06071 |
| ***HUC Code:*** | 18070203 |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 17-JUL-03 |
| ***Update Date:*** | 23-DEC-15 |
| ***Interest Types:*** | COMPLIANCE ACTIVITY, ENFORCEMENT/COMPLIANCE ACTIVITY, OSHA ESTABLISHMENT, OTHER HAZARDOUS WASTE ACTIVITIES, PESTICIDE PRODUCER |
| ***SIC Codes:*** | |
| ***SIC Code Descriptions:*** | |
| ***NAICS Codes:*** | 325998, 326112 |
| ***NAICS Code Descriptions:*** | ALL OTHER MISCELLANEOUS CHEMICAL PRODUCT AND PREPARATION MANUFACTURING., PLASTICS PACKAGING FILM AND SHEET (INCLUDING LAMINATED) MANUFACTURING. |
| ***Conveyor:*** | FRS-GEOCODE |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | 43 |
| ***Census Block Code:*** | 060710018031021 |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | 34.03951 |
| ***Longitude:*** | -117.63723 |
| ***Reference Point:*** | CENTER OF A FACILITY OR STATION |
| ***Coord Collection Method:*** | ADDRESS MATCHING-HOUSE NUMBER |
| ***Accuracy Value:*** | 30 |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312 |
| ***Program Acronyms:*** | |

ICIS:3600006552, NCDB:C09#F-09-03-609-46, OSHA-OIS:300861796, RCRAINFO:CAL000436389, SSTS:074497CA001

| ***SSTS*** | ***POUCHES, INC*** | ***1901 S BON VIEW AVE -<br>ONTARIO 91761*** | ***Others*** |
|---|---|---|---|

| | |
|---|---|
| ***EPA Region:*** | 9 |
| ***Establishment No:*** | 74497-CA-1 |
| ***Est Create Update Date:*** | |
| ***Est Site County:*** | San Bernardino |
| ***Est Site Country:*** | USA |
| ***Est Mailing Address:*** | 1901 S BON VIEW AVE |

| | |
|---|---|
| ***Est Mailing Address Line 2:*** | - |
| ***Est Mail City:*** | ONTARIO |
| ***Est Mail State:*** | CA |
| ***Est Mail Zip:*** | 91761 |
| ***Est Mail Country:*** | USA |
| ***Company Name:*** | POUCHES, INC. |
| ***Co Site Address Line 1:*** | 1901 S. BONVIEW AVE. |
| ***Co Site Address Line 2:*** | - |
| ***Co Site City:*** | ONTARIO |
| ***Co Site State:*** | CA |
| ***Co Site Zip:*** | 91761 |
| ***Co Site Country:*** | USA |
| ***Co Mailing Address Line 1:*** | 1901 S. BONVIEW AVE. |
| ***Co Mail Address Line 2:*** | - |
| ***Co Mail City:*** | ONTARIO |
| ***Co Mail State:*** | CA |
| ***Co Mail Zip:*** | 91761 |
| ***Co Mail Country:*** | USA |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 7 | POUCHES, INC. | 1901 S. BONVIEW AVE. | 7.94 / 26.06 | 0.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | Non-Petroleum Chemicals of Concern (NPCOC) |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

***ICIS*** ***POUCHES, INC.*** ***1901 S. BONVIEW AVE. ONTARIO 91761-5601*** ***Others***

| | | | |
|---|---|---|---|
| ***EPA Region:*** | | ***Federal Facility ID:*** | |
| ***Registry ID:*** | 110015311312 | ***Tribal Land Code:*** | |
| ***Program Sys ID:*** | 3600006552 | ***County:*** | SAN BERNARDINO |
| ***Prog Sys Acrnym:*** | ICIS | ***Latitude:*** | 34.03951 |
| ***Permit Type:*** | | ***Longitude:*** | -117.63723 |

***Details***

| | | | |
|---|---|---|---|
| ***Interest Type:*** | ENFORCEMENT/COMPLIANCE ACTIVITY | ***FIPS Code:*** | 06071 |

| | | | |
|---|---|---|---|
| ***Pgm Report:*** | no data yet | ***Public Ind:*** | Y |
| ***Active Status:*** | | ***Accuracy Value:*** | 30 |
| ***HUC8 Code:*** | 18070203 | ***Ref Point Desc:*** | CENTER OF A FACILITY OR STATION |
| ***Collect Mth Desc:*** | ADDRESS MATCHING-HOUSE NUMBER | | |
| ***Fac Url:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110015311312 | | |
| ***Program Url:*** | | | |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 8 | HUB CONSTRUCTION SPECIALTIES<br>HUB CONSTRUCTION SPECIALTIES, INC.<br>HUB CONSTRUCTION SPECIALTIESNA INC.<br>Ontario Fire Dept | 1856 S BON VIEW ST<br>1856 S BONVIEW AVE<br>1856 South Bon View Ave | 8.16 / 26.78 | 1.0 |

***ASTM Category:*** State Hazardous Waste Facilities
State and Tribal Spill sites list
Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage and waste disposal are associated with these records, but no records were identified that indicate a release to the environment.

***CHMIRS*** ***Ontario Fire Dept*** ***1856 South Bon View Ave Ontario*** ***State and Tribal Spill sites list***

| | | | |
|---|---|---|---|
| ***Control No:*** | | ***Notified Date:*** | 9/2/199811:30:54 PM |
| ***Notified Date Time:*** | | ***Year:*** | 1998 |
| ***County:*** | San Bernardino County | | |
| ***URL:*** | | | |

***HAZNET*** ***HUB CONSTRUCTION SPECIALTIES*** ***1856 S BONVIEW AVE ONTARIO 91761*** ***Others***

| | | | |
|---|---|---|---|
| ***SIC Code:*** | | ***Mailing City:*** | ONTARIO |
| ***NAICS Code:*** | | ***Mailing State:*** | CA |
| ***EPA ID:*** | CAC002554621 | ***Mailing Zip:*** | 91761 |
| ***Create Date:*** | 7/29/2002 | ***Region Code:*** | 4 |
| ***Fac Act Ind:*** | No | ***Owner Name:*** | HUB CONSTRUCTION SPECIALTIES |
| ***Inact Date:*** | 3/18/2003 | ***Owner Addr 1:*** | 1856 S BONVIEW AVE |
| ***County Code:*** | 36 | ***Owner Addr 2:*** | |
| ***County Name:*** | San Bernardino | ***Owner City:*** | ONTARIO |
| ***Mail Name:*** | | ***Owner State:*** | CA |

| | | | |
|---|---|---|---|
| ***Mailing Addr 1:*** | 1856 S BONVIEW AVE | ***Owner Zip:*** | 91761 |
| ***Mailing Addr 2:*** | | ***Owner Phone:*** | 9099474669 |
| ***Owner Fax:*** | | | |

***Contact Information***

| | |
|---|---|
| *--* | -- |
| ***Contact Name:*** | RANDY SMITH |
| ***Street Address 1:*** | 1856 S BONVIEW AVE |
| ***Street Address 2:*** | |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Zip:*** | 91761 |
| ***Phone:*** | 9099474669 |
| *--* | -- |
| *--* | -- |

***Tanner Information***

| | |
|---|---|
| *--* | -- |
| ***Generator EPA ID:*** | CAC002554621 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT080013352 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 331 |
| ***State Waste Code Desc.:*** | Off-specification, aged or surplus organics |
| ***Method Code:*** | R01 |
| ***Method Description:*** | Recycler |
| ***Tons:*** | 0.33 |
| ***Year:*** | 2002 |
| *--* | -- |
| ***Generator EPA ID:*** | CAC002554621 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAT080033681 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 331 |
| ***State Waste Code Desc.:*** | Off-specification, aged or surplus organics |
| ***Method Code:*** | R01 |
| ***Method Description:*** | Recycler |
| ***Tons:*** | 0.1782 |
| ***Year:*** | 2002 |
| *--* | -- |
| ***Generator EPA ID:*** | CAC002554621 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD008252405 |
| ***TSD County Code:*** | 19 |
| ***TSD County:*** | Los Angeles |
| ***State Waste Code:*** | 343 |
| ***State Waste Code Desc.:*** | Unspecified organic liquid mixture |
| ***Method Code:*** | R01 |
| ***Method Description:*** | Recycler |
| ***Tons:*** | 0.035 |

| | |
|---|---|
| ***Year:*** | 2002 |
| ***--*** | -- |
| ***Generator EPA ID:*** | CAC002554621 |
| ***Generator County Code:*** | 36 |
| ***Generator County:*** | San Bernardino |
| ***TSD EPA ID:*** | CAD980884183 |
| ***TSD County Code:*** | 34 |
| ***TSD County:*** | Sacramento |
| ***State Waste Code:*** | 791 |
| ***State Waste Code Desc.:*** | Liquids with pH <= 2 |
| ***Method Code:*** | D99 |
| ***Method Description:*** | Disposal, other |
| ***Tons:*** | 0.01 |
| ***Year:*** | 2002 |
| ***--*** | -- |

---

***FINDS/FRS*** ***HUB CONSTRUCTION SPECIALTIESNA INC.*** ***1856 S BON VIEW ST ONTARIO 91761*** ***Others***

| | |
|---|---|
| ***Registry ID:*** | 110066436039 |
| ***FIPS Code:*** | |
| ***HUC Code:*** | 18070203 |
| ***Site Type Name:*** | STATIONARY |
| ***Location Description:*** | |
| ***Supplemental Location:*** | |
| ***Create Date:*** | 14-OCT-15 |
| ***Update Date:*** | |
| ***Interest Types:*** | STATE MASTER |
| ***SIC Codes:*** | 5032 |
| ***SIC Code Descriptions:*** | BRICK, STONE, AND RELATED CONSTRUCTION MATERIALS |
| ***NAICS Codes:*** | |
| ***NAICS Code Descriptions:*** | |
| ***Conveyor:*** | FRS-GEOCODE |
| ***Federal Facility Code:*** | |
| ***Federal Agency Name:*** | |
| ***Tribal Land Code:*** | |
| ***Tribal Land Name:*** | |
| ***Congressional Dist No:*** | 43 |
| ***Census Block Code:*** | 060710018131010 |
| ***EPA Region Code:*** | 09 |
| ***County Name:*** | SAN BERNARDINO COUNT |
| ***US/Mexico Border Ind:*** | |
| ***Latitude:*** | 34.03955 |
| ***Longitude:*** | -117.63784 |
| ***Reference Point:*** | CENTER OF A FACILITY OR STATION |
| ***Coord Collection Method:*** | ADDRESS MATCHING-HOUSE NUMBER |
| ***Accuracy Value:*** | 30 |
| ***Datum:*** | NAD83 |
| ***Source:*** | |
| ***Facility Detail Rprt URL:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110066436039 |
| ***Program Acronyms:*** | |

CA-ENVIROVIEW:37217

| DELISTED HAZ | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST ONTARIO 91761 | State Hazardous Waste Facilities |
|---|---|---|---|

**Siteid:** 37217
**Latitude:** 34.039558
**Longitude:** -117.637850
**Original Source:** CHAZ
**Record Date:** 20-OCT-2017

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 9 | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST | 14.38 / 47.17 | 1.0 |

**ASTM Category:** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient:
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment.

| SANBERN CUPA | HUB CONSTRUCTION SPECIALTIES, INC. | 1856 S BON VIEW ST ONTARIO 91761 | State and Tribal registered storage tank lists |
|---|---|---|---|

**Facility ID:** FA0003874
**Owner Info:** HUB CONST SPECIALTIES
**Mailing Care of:**
**Mailing Address 1:** P O BOX 1269
**Mailing Address 2:**
**Mailing City:** SAN BERNARDINO
**Mailing State:** CA
**Mailing Zip:** 92402-9240

***Detail(s)***

**Permit ID:** PT0004223
**Status:** INACTIVE
**Program Element Code:** 4243
**Permit Desc:** HAZARDOUS MATERIALS 4-10 CHEMICALS
**To:** 8/31/2018

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 10 | POUCHES INCORPORATED | 1901 S BON VIEW | 14.94 / 49.01 | 1.0 |

***ASTM Category:*** Federal RCRA generators list
State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Pesticide usage is associated with these records, but no records were identified that indicate a release to the environment.

---

***SANBERN CUPA*** ***POUCHES INCORPORATED*** ***1901 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0008364
***Owner Info:*** POUCHES INCORPORATED
***Mailing Care of:*** DAVID NAGY
***Mailing Address 1:*** 1901 S BON VIEW
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0014605
***Status:*** INACTIVE
***Program Element Code:*** 4221
***Permit Desc:*** HAZMAT HANDLER 0-10 EMPLOYEES
***To:*** 5/31/2013

---

***RCRA NON GEN*** ***POUCHES INCORPORATED*** ***1901 S BON VIEW ONTARIO 91761*** ***Federal RCRA generators list***

***EPA Handler ID:*** CAL000436389
***Gen Status Universe:*** No Report
***Contact Name:*** CRAIG CROOK
***Contact Address:*** 1901 S BON VIEW , , ONTARIO , CA, 91761 ,
***Contact Phone No and Ext:*** 909-923-1135
***Contact Email:*** SALES@POUCHESINC.COM
***Contact Country:***
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09

***Land Type:***
***Receive Date:*** 20180521
***Location Latitude:*** 34.039539
***Location Longitude:*** -117.6368

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** No
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20180521
***Handler Name:*** POUCHES INCORPORATED
***Source Type:*** Implementer
***Federal Waste Generator Code:*** N
***Generator Code Description:*** Not a Generator, Verified

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Other
***Name:*** DAVID A NAGY
***Date Became Current:***
***Date Ended Current:***
***Phone:*** 909-923-1135
***Source Type:*** Implementer
***Street No:***
***Street 1:*** 1901 S BON VIEW
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:***
***Zip Code:*** 91761

***Owner/Operator Ind:*** Current Operator
***Type:*** Other
***Name:*** CRAIG CROOK
***Date Became Current:***
***Street No:***
***Street 1:*** 1901 S BON VIEW
***Street 2:***
***City:*** ONTARIO

| | | | |
|---|---|---|---|
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-1135 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 13 | R & I INDUSTRIES, INC | 1876 TAYLOR PL | 19.48 / 63.91 | 5.0 |

***ASTM Category:*** State and Tribal registered storage tank lists
State Hazardous Waste Facilities

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage is associated with these records, but no records were identified that indicate a release to the environment.

***SANBERN CUPA*** ***R & I INDUSTRIES, INC*** ***1876 TAYLOR PL ONTARIO 91761*** ***State and Tribal registered storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0005506 |
| ***Owner Info:*** | ROWAN JR, FRANK |
| ***Mailing Care of:*** | |
| ***Mailing Address 1:*** | 1876 TAYLOR PL |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0007602 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4244 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 11-30 CHEMICALS |
| ***To:*** | 5/31/2021 |

| | |
|---|---|
| ***Permit ID:*** | PT0021461 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4452 |
| ***Permit Desc:*** | CONDITIONALLY EXEMPT SM QTY GENERATOR |
| ***To:*** | 5/31/2021 |

***Site ID:*** 145854
***Latitude:*** 34.040000
***Longitude:*** -117.638800
***County:***

***Regulated Programs***

***EI ID:*** 10043443 ***EI Description:*** Hazardous Waste Generator

***EI ID:*** 10043443 ***EI Description:*** Chemical Storage Facilities

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/01/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) The EPA id was found to be inactive. Submit the provided forms to the DTSC to update and activate the number.

***Violation Description:***

Hazardous Waste Generator Program - Administration/Documentation - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 11/30/2016. The business plan was last submitted in 2013. The plan must be updated yearly before March1st.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 01/15/2020 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/16/2020. OBSERVATION: The facility site map submitted via CERS was missing north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. CERS ID#10043443. CORRECTIVE ACTION: Update the facility site map by adding north orientation, hazardous waste storage area, and accurate locations for all hazardous materials. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the facility site map has been updated and resubmitted via CERS.

***Violation Description:***

Failure to complete and electronically submit a site map with all required content.

***Violations***

***Violation Date:*** 11/01/2016
***Violation Source:*** CERS
***Violation Program:*** HW
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/11/2017. Failure to label hazardous waste containers (CCR 66262.34(f)(3)) Drum of waste absorbent, oil and rags were found missing hazardous waste labeling. Labels were provided.

***Violation Description:***

Hazardous Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 01/15/2020
***Violation Source:*** CERS
***Violation Program:*** HW
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
***Violation Notes:***

Returned to compliance on 01/15/2020. OBSERVATION: Observed (1) 55-gallon drum of used oil missing a hazardous waste label. CORRECTED ON SITE: Mr. Jim Larsen placed a complete hazardous waste label on the (1) 55-gallon drum of used oil at the time of inspection.

***Violation Description:***

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

***Enforcements***

***Enf Action Date:*** 11/01/2016
***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 11/01/2016
***Enf Action Program:*** HW
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Evaluations***

***Eval Date:*** 01/15/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 09/11/2017
***Violations Found:*** No
***Eval General Type:*** Other/Unknown
***Eval Type:*** Other, not routine, done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

ACTIVITY TIME INCLUDES POST INSPECTION; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 01/15/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Affiliations***

***Affil Type Desc:*** Parent Corporation
***Entity Name:*** R & I INDUSTRIES, INC
***Entity Title:***
***Address:***
***City:***
***State:***
***Country:***
***Zip Code:***
***Phone:***

| | |
|---|---|
| ***Affil Type Desc:*** | Facility Mailing Address |
| ***Entity Name:*** | Mailing Address |
| ***Entity Title:*** | |
| ***Address:*** | 1876 TAYLOR PL |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Legal Owner |
| ***Entity Name:*** | ROWAN JR, FRANK |
| ***Entity Title:*** | |
| ***Address:*** | 22455 WHIRLAWAY CT |
| ***City:*** | CANYON LAKE |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 92587 |
| ***Phone:*** | (909) 923-7747 |

| | |
|---|---|
| ***Affil Type Desc:*** | Operator |
| ***Entity Name:*** | DAVID ROWAN |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | (909) 923-7747 |

| | |
|---|---|
| ***Affil Type Desc:*** | CUPA District |
| ***Entity Name:*** | San Bernardino County Fire |
| ***Entity Title:*** | |
| ***Address:*** | 620 South E Street |
| ***City:*** | San Bernardino |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92415-0153 |
| ***Phone:*** | (909) 386-8401 |

| | |
|---|---|
| ***Affil Type Desc:*** | Environmental Contact |
| ***Entity Name:*** | DAVID ROWAN |
| ***Entity Title:*** | |
| ***Address:*** | 23624 SCHOONER DR |
| ***City:*** | CANYON LAKE |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92587 |
| ***Phone:*** | |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| 14 | GREENLINE LABORATORIES, INC.<br>GREENLINE LABS | 1851 S TAYLOR PL<br>1851 S. TAYLOR PLACE | 22.94 / 75.25 | 5.0 |

***ASTM Category:*** Federal RCRA generators list
State and Tribal registered storage tank lists
State Hazardous Waste Facilities

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Unknown chemical usage is associated with these records, but no records were identified that indicate a release to the environment.

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***SANBERN CUPA*** ***GREENLINE LABS*** ***1851 S TAYLOR PL ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0014746
***Owner Info:*** LUPE MOLKEY
***Mailing Care of:***
***Mailing Address 1:*** 1851 S. TAYLOR AVENUE
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0025728
***Status:*** ACTIVE
***Program Element Code:*** 4244
***Permit Desc:*** HAZARDOUS MATERIALS 11-30 CHEMICALS
***To:*** 11/30/2021

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***CERS HAZ*** ***GREENLINE LABS*** ***1851 S TAYLOR PL ONTARIO 91761*** ***State Hazardous Waste Facilities***

***Site ID:*** 120661
***Latitude:*** 34.040028
***Longitude:*** -117.638535
***County:***

***Regulated Programs***

***EI ID:*** 10313695 ***EI Description:*** Chemical Storage Facilities

***Violations***

***Violation Date:*** 07/25/2018 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 07/30/2018. OBSERVATION: The plan was last submitted on 2/3/2017. Ensure that the plan is updated yearly before March 1st. It was also found that the emergency response plan was incomplete. CORRECTIVE ACTION: Review and certify the business plan within 30 days and yearly after that. Upload all portions of the emergency response plan.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 07/25/2018 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 08/01/2018. OBSERVATION: Hazardous materials ( alcohol and propane) were observed in reportable quantities that were not listed on the CERS inventory. A portion of the facility map was found in the emergency response plan section. CORRECTIVE ACTION: Submit an update to the plan to include the hazardous materials identified during the inspection in the hazardous materials inventory of the California Environmental Reporting System (CERS) and move the map to the maps section.

***Violation Description:***

Failure to complete and electronically submit hazardous material inventory information for all reportable hazardous materials on site at or above reportable quantities.

***Violations***

***Violation Date:*** 05/06/2015 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(d) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(d)
***Violation Notes:***

Returned to compliance on 07/30/2018. To date, no business plan has yet been submitted to this department or to the CERS website. This plan must be submitted to the CERS website within 30 days. Failure to do so may result in formal enforcement action being taken by this department.

***Violation Description:***

Failure to complete and/or electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

***Violations***

***Violation Date:*** 05/06/2015 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25507 - California Health and Safety Code, Chapter 6.95, Section(s) 25507
***Violation Notes:***

Returned to compliance on 07/30/2018. A business plan has been requested in the past, however no plan has yet been established by paper or electronically. The CERS ID# is 10313695. Once your account is established in the California Environmental Reporting System, use your CERS ID# to access your existing record to establish your business plan.

***Violation Description:***

Failure to adequately establish and implement a business plan when storing/handling a hazardous material at or above reportable quantities.

***Enforcements***

| | | | |
|---|---|---|---|
| ***Enf Action Date:*** | 05/06/2015 | ***Enf Action Program:*** | HMRRP |
| ***Enf Action Type:*** | Notice of Violation (Unified Program) | ***Enf Action Source:*** | CERS |
| ***Enf Action Division:*** | San Bernardino County Fire Department | | |
| ***Enf Action Description:*** | Notice of Violation Issued by the Inspector at the Time of Inspection | | |
| ***Enf Action Notes:*** | | | |

***Evaluations***

| | |
|---|---|
| ***Eval Date:*** | 05/06/2015 |
| ***Violations Found:*** | Yes |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

Routine inspection; Note: data in [EVAL Notes] field for some records is truncated from the source.

| | |
|---|---|
| ***Eval Date:*** | 07/25/2018 |
| ***Violations Found:*** | Yes |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

***Affiliations***

| | |
|---|---|
| ***Affil Type Desc:*** | Document Preparer |
| ***Entity Name:*** | Daniel Bentley |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Identification Signer |
| ***Entity Name:*** | DANIEL BENTLEY |
| ***Entity Title:*** | FACILITY SUPERVISOR |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |

| | |
|---|---|
| ***Phone:*** | |
| ***Affil Type Desc:*** | Legal Owner |
| ***Entity Name:*** | LUPE MOLKEY |
| ***Entity Title:*** | |
| ***Address:*** | 1851 S. TAYLOR AVENUE |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 923-1722 |
| ***Affil Type Desc:*** | Operator |
| ***Entity Name:*** | LUPE MOLKEY |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | (909) 226-7568 |
| ***Affil Type Desc:*** | Parent Corporation |
| ***Entity Name:*** | GREENLINE LABS |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |
| ***Affil Type Desc:*** | Environmental Contact |
| ***Entity Name:*** | DANIEL BENTLEY |
| ***Entity Title:*** | |
| ***Address:*** | 1851 S. TAYLOR AVENUE |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |
| ***Affil Type Desc:*** | Property Owner |
| ***Entity Name:*** | LUPE MOLKEY |
| ***Entity Title:*** | |
| ***Address:*** | 1851 S TAYLOR PL |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 923-1722 |
| ***Affil Type Desc:*** | Facility Mailing Address |
| ***Entity Name:*** | Mailing Address |

| | |
|---|---|
| ***Entity Title:*** | |
| ***Address:*** | 1851 S. TAYLOR AVENUE |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | CUPA District |
| ***Entity Name:*** | San Bernardino County Fire |
| ***Entity Title:*** | |
| ***Address:*** | 620 South E Street |
| ***City:*** | San Bernardino |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92415-0153 |
| ***Phone:*** | (909) 386-8401 |

***Coordinates***

| | | | |
|---|---|---|---|
| ***Env Int Type Code:*** | HMBP | ***Longitude:*** | -117.638530 |
| ***Program ID:*** | 10313695 | ***Coord Name:*** | |
| ***Latitude:*** | 34.040030 | ***Ref Point Type Desc:*** | Center of a facility or station. |

***RCRA NON GEN*** ***GREENLINE LABORATORIES, INC.*** ***1851 S. TAYLOR PLACE ONTARIO 91761*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAC002988936 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | ERICK MOLKEY |
| ***Contact Address:*** | 1851 S. TAYLOR PLACE , , ONTARIO , CA, 91761 , |
| ***Contact Phone No and Ext:*** | 909-923-1722 |
| ***Contact Email:*** | ERICK@GREENLINELABS.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 20181112 |
| ***Location Latitude:*** | 34.040523 |
| ***Location Longitude:*** | -117.638783 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |

| | |
|---|---|
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20181112 |
| ***Handler Name:*** | GREENLINE LABORATORIES, INC. |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1851 S. TAYLOR PLACE |
| ***Name:*** | LUPE MOLKEY | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-1722 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1851 S. TAYLOR PLACE |
| ***Name:*** | ERICK MOLKEY | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-1722 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 15 | DEVIOUS CUSTOMS | 915 E GREVILLEA CT | 24.14 / 79.21 | 2.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Handling of hazardous materials is associated with this record, but no records were identified that indicate a release to the environment.

| | | | |
|---|---|---|---|
| ***SANBERN*** | ***DEVIOUS CUSTOMS*** | ***915 E GREVILLEA CT*** | ***State and Tribal registered*** |
| ***CUPA*** | | ***ONTARIO 91761*** | ***storage tank lists*** |

| | |
|---|---|
| ***Facility ID:*** | FA0010346 |
| ***Owner Info:*** | DEVIOUS CUSTOMS |
| ***Mailing Care of:*** | JEFF/DANIELLE DAY |
| ***Mailing Address 1:*** | 4264 RIDGERIDER CT |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | RIVERSIDE |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 92509 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0017586 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4221 |
| ***Permit Desc:*** | HAZMAT HANDLER 0-10 EMPLOYEES |
| ***To:*** | 3/31/2008 |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 16 | SKY SYSTEMS CO., INC. | 1825 TAYLOR PL | 36.95 / 121.22 | 6.0 |

***ASTM Category:*** State and Tribal registered storage tank lists
State Hazardous Waste Facilities

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: N/A

Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Chemical usage is associated with this record, but no records were identified that indicate a release to the environment.

| | | | |
|---|---|---|---|
| ***SANBERN*** | ***SKY SYSTEMS CO., INC.*** | ***1825 TAYLOR PL*** | ***State and Tribal registered*** |
| ***CUPA*** | | ***ONTARIO 91761*** | ***storage tank lists*** |

***Facility ID:*** FA0006211
***Owner Info:*** SKY SYSTEMS CO., INC.
***Mailing Care of:***
***Mailing Address 1:*** 1825 TAYLOR PL
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0007982
***Status:*** ACTIVE
***Program Element Code:*** 4243
***Permit Desc:*** HAZARDOUS MATERIALS 4-10 CHEMICALS
***To:*** 5/31/2021

---

***CERS HAZ*** ***SKY SYSTEMS CO., INC.*** ***1825 TAYLOR PL*** ***State Hazardous Waste Facilities***
***ONTARIO 91761***

***Site ID:*** 154045
***Latitude:*** 34.041113
***Longitude:*** -117.638800
***County:***

***Regulated Programs***

***EI ID:*** 10044778 ***EI Description:*** Chemical Storage Facilities

***Violations***

***Violation Date:*** 10/17/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 11/29/2016. The last Business Plan submitted by this facility is dated 4/13/2010.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 12/17/2019 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/14/2020. OBSERVATION: The business plan was last submitted via CERS on 11/29/2016. CERS ID#10044778. CORRECTIVE ACTION: Review and certify the facility business plan, then resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the business plan has been resubmitted via CERS.

***Violation Description:***

Failure to annually review and electronically certify that the business plan is complete and accurate on or before the annual due date.

***Violations***

***Violation Date:*** 10/17/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 11/29/2016. Hazardous materials were observed on site during the inspection that are not listed in the most current Business Plan inventory. Also, the emergency contacts have changed and must be revised.

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

***Violation Date:*** 10/17/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 11/29/2016. This facility has not submitted the Business Plan elements into CERS. CERS ID 10044778.

***Violation Description:***

Failure to complete and electronically submit a business plan when storing/handling a hazardous material at or above reportable quantities.

***Violations***

***Violation Date:*** 12/17/2019 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1)
***Violation Notes:***

Returned to compliance on 01/14/2020. OBSERVATION: The facility site map submitted via CERS was missing the hazardous materials storage area and the adjacent cross streets. CORRECTIVE ACTION: Update the site map by adding the hazardous materials storage area and adjacent cross streets and resubmit via CERS. Submit the completed Certificate of Compliance (CofC) to this DIvision indicating that the site map has been updated.

***Violation Description:***

Failure to complete and electronically submit a site map with all required content.

***Violations***

***Violation Date:*** 12/17/2019 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 03/03/2020. OBSERVATION: Observed (5) 55-gallon drums of propylene glycol on site that was missing from the hazardous materials inventory via CERS. CORRECTIVE ACTION: Update the hazardous materials inventory via CERS by adding (5) 55-gallon drums of propylene glycol. Submit the completed Certificate of Compliance (CofC) to this Division indicating that the hazardous materials inventory has been updated.

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

| | | | |
|---|---|---|---|
| ***Violation Date:*** | 12/17/2019 | ***Violation Source:*** | CERS |
| ***Violation Program:*** | HMRRP | ***Violation Division:*** | San Bernardino County Fire Department |
| ***Citation:*** | HSC 6.95 25508(a)(1) - California Health and Safety Code, Chapter 6.95, Section(s) 25508(a)(1) | | |
| ***Violation Notes:*** | | | |

Returned to compliance on 01/14/2020. OBSERVATION: The facility emergency response plan submitted via CERS was missing the phone number for the local CUPA. CORRECTIVE ACTION: Update the emergency response plan by adding (909) 386-8425 or 1 (800) 33-TOXIC as the phone number for the local CUPA. Submit the completed Certificate of Compliance (CofC) indicating that the phone number for the local CUPA has been updated.

***Violation Description:***

Failure to establish and electronically submit an adequate emergency response plan and procedures for a release or threatened release of a hazardous material.

***Enforcements***

| | | | |
|---|---|---|---|
| ***Enf Action Date:*** | 10/17/2016 | ***Enf Action Program:*** | HMRRP |
| ***Enf Action Type:*** | Notice of Violation (Unified Program) | ***Enf Action Source:*** | CERS |
| ***Enf Action Division:*** | San Bernardino County Fire Department | | |
| ***Enf Action Description:*** | Notice of Violation Issued by the Inspector at the Time of Inspection | | |
| ***Enf Action Notes:*** | | | |

***Evaluations***

| | |
|---|---|
| ***Eval Date:*** | 12/17/2019 |
| ***Violations Found:*** | Yes |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

| | |
|---|---|
| ***Eval Date:*** | 10/17/2016 |
| ***Violations Found:*** | Yes |
| ***Eval General Type:*** | Compliance Evaluation Inspection |
| ***Eval Type:*** | Routine done by local agency |
| ***Eval Division:*** | San Bernardino County Fire Department |
| ***Eval Program:*** | HMRRP |
| ***Eval Source:*** | CERS |
| ***Eval Notes:*** | |

ROUTINE HANDLER INSPECTION-SKY SYSTEMS; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

| | |
|---|---|
| ***Affil Type Desc:*** | Parent Corporation |
| ***Entity Name:*** | SKY SYSTEMS CO., INC. |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Environmental Contact |
| ***Entity Name:*** | RANDY SU |
| ***Entity Title:*** | |
| ***Address:*** | 1825 TAYLOR PLACE |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Legal Owner |
| ***Entity Name:*** | SKY SYSTEMS CO., INC. |
| ***Entity Title:*** | |
| ***Address:*** | 1825 TAYLOR PL |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 923-7040 |

| | |
|---|---|
| ***Affil Type Desc:*** | Operator |
| ***Entity Name:*** | Riandy Su |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | (909) 923-7040 |

| | |
|---|---|
| ***Affil Type Desc:*** | CUPA District |
| ***Entity Name:*** | San Bernardino County Fire |
| ***Entity Title:*** | |
| ***Address:*** | 620 South E Street |
| ***City:*** | San Bernardino |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92415-0153 |
| ***Phone:*** | (909) 386-8401 |

| | |
|---|---|
| ***Affil Type Desc:*** | Facility Mailing Address |

| | |
|---|---|
| ***Entity Name:*** | Mailing Address |
| ***Entity Title:*** | |
| ***Address:*** | 1825 TAYLOR PL |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 19 | TOM GUILFOYLE | 840 E FRANCIS ST | 59.84 / 196.34 | 8.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | Petroleum Hydrocarbon Chemicals of Concern (PCOC) |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |
| Comments: | |

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Removal of a fuel UST with no indication of a release to the environment.

***UST SWEEPS*** ***TOM GUILFOYLE*** ***840 E FRANCIS ST ONTARIO*** ***State and Tribal registered storage tank lists***

| | | | |
|---|---|---|---|
| ***C C:*** | I36-000-2 | ***D Filename:*** | NSITE1 |
| ***BOE:*** | | ***Page No:*** | 149 |
| ***Comp:*** | 2 | ***County:*** | SAN BERNARDINO |
| ***Status:*** | INACTIVE | ***State :*** | CA |
| ***No of Tanks:*** | 1 | ***Zip:*** | 91761 |
| ***Jurisdict:*** | SAN BERNARDINO COUNTY | ***Latitude:*** | 34.040996 |
| ***Agency:*** | ENVIRONMENTAL HEALTH - U.S.T. | ***Longitude:*** | -117.633495 |
| ***Phone:*** | (714) 946-7165 | ***Georesult:*** | S5HPNTSCZA |

***Tank Details***

| | | | |
|---|---|---|---|
| ***Tank ID:*** | 000001 | ***S Contain:*** | NONE |
| ***O Tank ID:*** | | ***Stg:*** | |
| ***SWRCB No:*** | 36-000-000002-000001 | ***Storage :*** | PRODUCT |
| ***Removed:*** | 05-15-91 | ***Storag Type:*** | PRODUCT |
| ***Installed:*** | 11-11-11 | ***P Contain:*** | BARE STEEL |
| ***A Date:*** | | ***Content:*** | REGULAR UNLE |
| ***Capac:*** | 500 | ***ONA:*** | |
| ***Tank Use:*** | EMPTY | ***D File Name:*** | NTANK1 |

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 21 | CHAFFEY JOINT UNION HIGH SCHOO | 901 E FRANCIS | 63.66 / 208.87 | 8.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

***EMISSIONS*** ***CHAFFEY JOINT UNION HIGH SCHOO*** ***901 E FRANCIS ONTARIO 91761*** ***Others***

***1990 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.1 |
| ***CO:*** | 36 | ***ROGT:*** | .37474 |
| ***Air Basin:*** | SC | ***COT:*** | 1.3 |
| ***District:*** | SC | ***NOXT:*** | 10.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | |
| ***CHAPIS:*** | | ***PM10T:*** | |

***1990 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1993 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |

| | | | |
|---|---|---|---|
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.8 |
| ***CO:*** | 36 | ***ROGT:*** | .43872 |
| ***Air Basin:*** | SC | ***COT:*** | 1.5 |
| ***District:*** | SC | ***NOXT:*** | 12.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1993 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1995 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 4.8 |
| ***CO:*** | 36 | ***ROGT:*** | .43872 |
| ***Air Basin:*** | SC | ***COT:*** | 1.5 |
| ***District:*** | SC | ***NOXT:*** | 12.2 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***1995 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1996 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 10.3 |
| ***CO:*** | 36 | ***ROGT:*** | 1.0076 |
| ***Air Basin:*** | SC | ***COT:*** | 1.034 |
| ***District:*** | SC | ***NOXT:*** | .345 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |

| | | | |
|---|---|---|---|
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1996 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1997 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 6.106 |
| ***CO:*** | 36 | ***ROGT:*** | .7765643 |
| ***Air Basin:*** | SC | ***COT:*** | .437 |
| ***District:*** | SC | ***NOXT:*** | .157 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1997 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1998 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 7.482 |
| ***CO:*** | 36 | ***ROGT:*** | .9023307 |
| ***Air Basin:*** | SC | ***COT:*** | .437 |
| ***District:*** | SC | ***NOXT:*** | .157 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1998 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1999 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 6.106 |
| ***CO:*** | 36 | ***ROGT:*** | .7765643 |
| ***Air Basin:*** | SC | ***COT:*** | .437 |
| ***District:*** | SC | ***NOXT:*** | .157 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | .001 |

***1999 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***2000 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 6.106 |
| ***CO:*** | 36 | ***ROGT:*** | .77 |
| ***Air Basin:*** | SC | ***COT:*** | .437 |
| ***District:*** | SC | ***NOXT:*** | .157 |
| ***COID:*** | SBD | ***SOXT:*** | .00208 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | .001 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***2000 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |

***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***2001 Criteria Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***CERR Code:*** | |
| ***Facility SIC Code:*** | 8211 | ***TOGT:*** | 6.1 |
| ***CO:*** | 36 | ***ROGT:*** | .78 |
| ***Air Basin:*** | SC | ***COT:*** | .43 |
| ***District:*** | SC | ***NOXT:*** | .16 |
| ***COID:*** | SBD | ***SOXT:*** | 0 |
| ***DISN:*** | SOUTH COAST AQMD | ***PMT:*** | 0 |
| ***CHAPIS:*** | | ***PM10T:*** | 0 |

***2001 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 70890 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 8211 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 22 | CITY TOOL WORKS INC | 907 E FRANCIS ST | 64.06 / 210.17 | 8.0 |

***ASTM Category:*** State Hazardous Waste Facilities

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

---

| | | | |
|---|---|---|---|
| ***DELISTED HAZ*** | ***CITY TOOL WORKS INC*** | ***907 E FRANCIS ST ONTARIO 91761*** | ***State Hazardous Waste Facilities*** |

***Siteid:*** 106519

| | |
|---|---|
| ***Latitude:*** | 34.041314 |
| ***Longitude:*** | -117.636920 |
| ***Original Source:*** | CHAZ |
| ***Record Date:*** | 20-OCT-2017 |

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 23 | CITY TOOL WORKS INC | 907 E FRANCIS ST | 64.1 / 210.29 | 8.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

***SANBERN CUPA*** ***CITY TOOL WORKS INC*** ***907 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0002208 |
| ***Owner Info:*** | LUDLOW, BILL |
| ***Mailing Care of:*** | William Ludlow |
| ***Mailing Address 1:*** | 907 EAST FRANCIS STREET |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0005640 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4241 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL |
| ***To:*** | 10/31/2018 |

| | |
|---|---|
| ***Permit ID:*** | PT0037991 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4400 |
| ***Permit Desc:*** | HAZWASTE GENERAL ACTIVITY (NB) |
| ***To:*** | 10/31/2018 |

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 32 | R&O MC INTYRE INC | 921 E FRANCIS ST | 67.93 / 222.88 | 8.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

***EMISSIONS*** ***R&O MC INTYRE INC*** ***921 E FRANCIS ST*** ***Others***
***ONTARIO 91761***

***1996 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 79428 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 3052 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1997 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 79428 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 3052 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***1998 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 79428 | ***COID:*** | SBD |

***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***1999 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2000 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2001 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2015 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC

***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***

***2016 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CERR CODE:***
***COID:*** SBD
***CO:*** 36
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***TS:***
***HRA:***
***CH Index:***
***AH Index:***
***Air Basin:*** SC
***District:*** SC

***2017 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

***2018 Toxic Data***

***Facility ID:*** 79428
***Facility SIC Code:*** 3052
***CO:*** 36
***Air Basin:*** SC
***District:*** SC
***TS:***
***Health Risk Asmt:***
***Non-Cancer Chronic Haz Ind:***
***Non-Cancer Acute Haz Ind:***
***COID:*** SBD
***DISN:*** SOUTH COAST AQMD
***CHAPIS:***
***CERR Code:***

---

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 35 | UV WOOD FINISHING | 936 E FRANCIS UNIT A | 70.75 / 232.11 | 8.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

---

***SANBERN CUPA*** ***UV WOOD FINISHING*** ***936 E FRANCIS UNIT A ONTARIO 91761*** ***State and Tribal registered storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0006999 |
| ***Owner Info:*** | HARVEY SPICHER, PRES. |
| ***Mailing Care of:*** | HARVEY SPICHER |
| ***Mailing Address 1:*** | 13901 YORBA AVE |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | CHINO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91710-5521 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0000052 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4221 |
| ***Permit Desc:*** | HAZMAT HANDLER 0-10 EMPLOYEES |
| ***To:*** | 12/31/2006 |

---

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 37 | LIGHTING RESOURCES INC | 805 E FRANCIS ST | 74.43 / 244.19 | 11.0 |
| | LIGHTING RESOURCES LLC | 805 E. FRANCIS STREET | | |
| | LIGHTING RESOURCES, INC. | 805 EAST FRANCIS ST | | |
| | LIGHTING RESOURCES, LLC | 805 FRANCIS ST | | |

***ASTM Category:***

Federal RCRA non-CORRACTS TSD facilities list
Federal RCRA generators list
State and tribal equivalent CERCLIS
State and Tribal registered storage tank lists
State Hazardous Waste Facilities
Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: Non-Petroleum Chemicals of Concern (NPCOC)

Groundwater Flow Gradient: Up-Gradient

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

---

***RCRA TSD*** ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST*** ***Federal RCRA non-CORRACTS***
***ONTARIO 91761-0000*** ***TSD facilities list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAR000156125 |
| ***Gen Status Universe:*** | Large Quantity Generator |
| ***Contact Name:*** | BRYANT ASCENCIO |
| ***Contact Address:*** | 805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US |
| ***Contact Phone No and Ext:*** | 909-923-7252 |
| ***Contact Email:*** | BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM |
| ***Contact Country:*** | US |
| ***Land Type:*** | Private |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Receive Date:*** | 20200303 |
| ***Location Latitude:*** | 34.043576 |
| ***Location Longitude:*** | -117.571449 |

***Violation/Evaluation Summary***

***Note:*** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | State Statute or Regulation |
| ***Violation Type:*** | XXS |
| ***Violation Determined Date:*** | 20190606 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | Documented |
| ***Actual Return to Compl:*** | 20191021 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |
| ***Enforcement Action Date:*** | 20190710 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 20190213
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190227
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190312
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20190114
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented

***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190209
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190212
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Manifest
***Violation Type:*** 262.B
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Transporters - General
***Violation Type:*** 263.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***

***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20141113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Violation Type:*** 264.E
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Universal Waste - General
***Violation Type:*** 273.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***

***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Listing - General
***Violation Type:*** 261.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20120716
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20121113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20120622
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090603
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20101005
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090604
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation

***Violation Type:*** XXS
***Violation Determined Date:*** 20090514
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20090527
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090520
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20080522
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20080522
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20080522
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20070327
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20070327

***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20070328
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20070327
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20070328
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20070328
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20060418
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20060427
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112

***Enforcement Type Description:***
***Enforcement Action Date:*** 20060418
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 140
***Enforcement Type Description:*** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
***Enforcement Action Date:*** 20061109
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20061130
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 11113
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20051128
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 140
***Enforcement Type Description:*** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
***Enforcement Action Date:*** 20051220
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20060210
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 4000
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20050921
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20190724
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190606

***Evaluation Type Description:*** FOLLOW-UP INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20191021
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190213
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 20190227
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190209
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190114
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190212
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170208
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170119

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20160302
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20150113
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Transporters - General
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20141113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Universal Waste - General
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Manifest
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121126

***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Listing - General
***Return to Compliance Date:*** 20120716
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20121113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20120622
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090608
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090603
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20101005
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090514
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20090527
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080519
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20070328
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20070327
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070323
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060510
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060427
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20060427
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20051128

***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20050921
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20051128
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Smelting, Melting and Refining:*** No
***Underground Injection Control:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040720
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20060223
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20080208
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20100302
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20120925
***Handler Name:*** LIGHTING RESOURCES, LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 3
***Receive Date:*** 20140411
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 4
***Receive Date:*** 20160301
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 5
***Receive Date:*** 20181029
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20190125
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1

***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Implementer

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 6
***Receive Date:*** 20200303
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DANIEL GILLESPIE
***Date Became Current:*** 19960701
***Date Ended Current:***
***Phone:***
***Source Type:*** Notification
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US
***Zip Code:***

***Owner/Operator Ind:*** Current Operator
***Street No:***

| | | | |
|---|---|---|---|
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 93065 |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 386 |
| ***Type:*** | Private | ***Street 1:*** | SOUTH GORDON |
| ***Name:*** | THUMOS, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19500101 | ***City:*** | POMONA |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-623-5500 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91766 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | SUITE 350 |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3050 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | LIGHTING RESOURCES LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3050 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DAVID GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19961014 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 386 |
| ***Type:*** | Private | ***Street 1:*** | SOUTH GORDON |
| ***Name:*** | THUMOS LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19500101 | ***City:*** | POMONA |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-623-5500 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91766 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | LIGHTING RESOURCES,LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3050 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 805 |
| ***Type:*** | Private | ***Street 1:*** | EAST FRANCIS STREET |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |

| | | | |
|---|---|---|---|
| ***Phone:*** | 909-923-3132 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DANIEL P. GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 12 GOLDENGLEN DR. |
| ***Name:*** | DANIEL P. GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | 93065 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 12 GOLDENGLEN DR |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | 93065 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 805 |
| ***Type:*** | Private | ***Street 1:*** | FRANCIS ST |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-7252 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 805 FRANCIS ST |
| ***Name:*** | DANIEL GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960701 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Notification | ***Zip Code:*** | 91761 |

***Historical Handler Details***

| | |
|---|---|
| ***Receive Dt:*** | 20190125 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20181029 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |

***Receive Dt:*** 20160301
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES LLC

***Receive Dt:*** 20140411
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES LLC

***Receive Dt:*** 20120925
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES, LLC

***Receive Dt:*** 20100302
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES LLC

***Receive Dt:*** 20080208
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES LLC

***Receive Dt:*** 20060223
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES LLC

***Receive Dt:*** 20040720
***Generator Code Description:*** Large Quantity Generator
***Handler Name:*** LIGHTING RESOURCES INC

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***RCRA LQG*** ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST*** ***Federal RCRA generators list***
***ONTARIO 91761-0000***

***EPA Handler ID:*** CAR000156125
***Gen Status Universe:*** Large Quantity Generator
***Contact Name:*** BRYANT ASCENCIO
***Contact Address:*** 805 , FRANCIS ST , , ONTARIO , CA, 91761-0000 , US
***Contact Phone No and Ext:*** 909-923-7252
***Contact Email:*** BRYANT.ASCENCIO@LIGHTINGRESOURCESINC.COM
***Contact Country:*** US
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09
***Land Type:*** Private
***Receive Date:*** 20200303
***Location Latitude:*** 34.043576
***Location Longitude:*** -117.571449

***Violation/Evaluation Summary***

***Note:*** VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021.

***Violation Details***

***Citation:***

***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190606
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20191021
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190710
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 20190213
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190227
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190312
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented

***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190213
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20190114
***Violation Responsible Agency:*** State

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190212
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***

***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20190114
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20190209
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20190114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Manifest
***Violation Type:*** 262.B
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented

***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Transporters - General
***Violation Type:*** 263.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20141113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Violation Type:*** 264.E
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Universal Waste - General
***Violation Type:*** 273.A
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20141121
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***

***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20141113
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20150123
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20141114
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Listing - General
***Violation Type:*** 261.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20120716
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - General
***Violation Type:*** 262.A
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20121113
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 20120622
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20120622
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20120622
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS

***Violation Determined Date:*** 20090603
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20101005
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090604
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20090514
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20090527
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20090520
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** State Statute or Regulation
***Violation Type:*** XXS
***Violation Determined Date:*** 20080522
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20080522
***Violation Responsible Agency:*** State

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |
| ***Enforcement Action Date:*** | 20080522 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | TSD - General Facility Standards |
| ***Violation Type:*** | 264.B |
| ***Violation Determined Date:*** | 20070327 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | Documented |
| ***Actual Return to Compl:*** | 20070327 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |
| ***Enforcement Action Date:*** | 20070328 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | TSD - Container Use and Management |
| ***Violation Type:*** | 264.I |
| ***Violation Determined Date:*** | 20070327 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | Documented |
| ***Actual Return to Compl:*** | 20070328 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |

***Enforcement Action Date:*** 20070328
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20060418
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20060427
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20061130
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 11113
***Paid Amount:***

***Enforcement Type:*** 140
***Enforcement Type Description:*** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
***Enforcement Action Date:*** 20061109
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20060418
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - General Facility Standards
***Violation Type:*** 264.B
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20051128
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 140
***Enforcement Type Description:*** LETTER OF INTENT TO INITIATE ENFORCEMENT ACTION
***Enforcement Action Date:*** 20051220
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 385
***Enforcement Type Description:*** SINGLE SITE CA/FO
***Enforcement Action Date:*** 20060210
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 4000
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 20050921
***Scheduled Compliance Date:***
***Return to Compliance:*** Observed
***Actual Return to Compl:*** 20050921
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20050921
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20190724
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190606
***Evaluation Type Description:*** FOLLOW-UP INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20191021
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190213
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 20190227
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190213
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20190114
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190209
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20190114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20190212
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170208
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20170119
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20160302
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20150113
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Universal Waste - General
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Transporters - General
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20141113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Manifest/Records/Reporting
***Return to Compliance Date:*** 20150123
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20141113
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Manifest
***Return to Compliance Date:*** 20141121
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121126
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20121114
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Listing - General
***Return to Compliance Date:*** 20120716
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20121113
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20120622
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 20120622
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090608

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090603
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20101005
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20090514
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20090527
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080522
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** State Statute or Regulation
***Return to Compliance Date:*** 20080522
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20080519
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20070327
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070327
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20070328
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20070323
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060510

***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060427
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20060427
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20060418
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20051128
***Evaluation Type Description:*** NOT A SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20051128
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** FOCUSED COMPLIANCE INSPECTION
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 20050921
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20050921
***Evaluation Type Description:*** SIGNIFICANT NON-COMPLIER
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No

***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040720
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20060223
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20080208
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20100302
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20120925
***Handler Name:*** LIGHTING RESOURCES, LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 3
***Receive Date:*** 20140411
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 4
***Receive Date:*** 20160301
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 5
***Receive Date:*** 20181029
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator

***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20190125
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Implementer

***Waste Code Details***

***Hazardous Waste Code:*** 181
***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Hazardous Waste Handler Details***

***Sequence No:*** 6
***Receive Date:*** 20200303
***Handler Name:*** LIGHTING RESOURCES LLC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report update with Notification

***Waste Code Details***

***Hazardous Waste Code:*** 181

***Waste Code Description:*** Other inorganic solid waste

***Hazardous Waste Code:*** 261
***Waste Code Description:*** Polychlorinated biphenyls and material containing PCB's

***Hazardous Waste Code:*** D008
***Waste Code Description:*** LEAD

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** DANIEL P. GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:*** 12 GOLDENGLEN DR.
***Street 2:***
***City:*** SIMI VALLEY
***State:*** CA
***Country:*** US
***Zip Code:*** 93065

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** LIGHTING RESOURCES,LLC
***Date Became Current:*** 19900101
***Date Ended Current:***
***Phone:*** 805-624-3050
***Source Type:*** Annual/Biennial Report update with Notification
***Street No:*** 1919
***Street 1:*** WILLIAMS ST SUITE 350
***Street 2:***
***City:*** SIMI VALLEY
***State:*** CA
***Country:*** US
***Zip Code:*** 93065

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DANIEL P GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US
***Zip Code:***

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** LIGHTING RESOURCES LLC
***Date Became Current:*** 19900101
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report update with Notification
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:***
***Zip Code:***

***Owner/Operator Ind:*** Current Owner
***Type:*** Private
***Name:*** DANIEL P GILLESPIE
***Date Became Current:*** 19900101
***Date Ended Current:***
***Phone:*** 805-624-3050
***Source Type:*** Annual/Biennial Report update with Notification
***Street No:*** 1919
***Street 1:*** WILLIAMS ST
***Street 2:*** SUITE 350
***City:*** SIMI VALLEY
***State:*** CA
***Country:*** US
***Zip Code:*** 93065

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 93065 |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 805 FRANCIS ST |
| ***Name:*** | DANIEL GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960701 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Notification | ***Zip Code:*** | 91761 |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DAVID GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19961014 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DANIEL GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960701 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Notification | ***Zip Code:*** | |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 93065 |

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|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 805 |
| ***Type:*** | Private | ***Street 1:*** | FRANCIS ST |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-7252 | ***Country:*** | |

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|---|---|---|---|
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91761 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3060 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 1919 |
| ***Type:*** | Private | ***Street 1:*** | WILLIAMS ST SUITE 350 |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | SIMI VALLEY |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-624-3050 | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 93065 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DANIEL P. GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 386 |
| ***Type:*** | Private | ***Street 1:*** | SOUTH GORDON |
| ***Name:*** | THUMOS, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19500101 | ***City:*** | POMONA |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-623-5500 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91766 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | 386 |
| ***Type:*** | Private | ***Street 1:*** | SOUTH GORDON |
| ***Name:*** | THUMOS LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19500101 | ***City:*** | POMONA |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-623-5500 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91766 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 12 GOLDENGLEN DR |
| ***Name:*** | DANIEL P GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | SIMI VALLEY |

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|---|---|---|---|
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | 93065 |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | 805 |
| ***Type:*** | Private | ***Street 1:*** | EAST FRANCIS STREET |
| ***Name:*** | LIGHTING RESOURCES, LLC | ***Street 2:*** | |
| ***Date Became Current:*** | 19900101 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-3132 | ***Country:*** | |
| ***Source Type:*** | Annual/Biennial Report update with Notification | ***Zip Code:*** | 91761 |

***Historical Handler Details***

| | |
|---|---|
| ***Receive Dt:*** | 20190125 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20181029 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20160301 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20140411 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20120925 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES, LLC |
| ***Receive Dt:*** | 20100302 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20080208 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20060223 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES LLC |
| ***Receive Dt:*** | 20040720 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES INC |

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|---|---|
| ***Facility ID:*** | FA0004431 |
| ***Owner Info:*** | GILLESPIE, DAN |
| ***Mailing Care of:*** | |
| ***Mailing Address 1:*** | 805 EAST FRANCIS STREET |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0036549 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4354 |
| ***Permit Desc:*** | RCRA LARGE QUANTITY GENERATOR |
| ***To:*** | 9/30/2017 |

| | |
|---|---|
| ***Permit ID:*** | PT0017050 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4303 |
| ***Permit Desc:*** | HAZARDOUS WASTE GENERATOR RCRA LQG |
| ***To:*** | 9/30/2013 |

| | |
|---|---|
| ***Permit ID:*** | PT0018584 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 5415 |
| ***Permit Desc:*** | UW HANDLER WITH ANOTHER CUPA PERMIT |
| ***To:*** | 9/30/2021 |

| | |
|---|---|
| ***Permit ID:*** | PT0006524 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4243 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 4-10 CHEMICALS |
| ***To:*** | 9/30/2021 |

| | |
|---|---|
| ***Permit ID:*** | PT0006525 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4354 |
| ***Permit Desc:*** | RCRA LARGE QUANTITY GENERATOR |
| ***To:*** | 9/30/2021 |

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***ENVIROSTOR*** ***LIGHTING RESOURCES LLC*** ***805 E FRANCIS ST*** ***State and tribal equivalent***
***OR*** ***ONTARIO 917610000*** ***CERCLIS***

| | | | |
|---|---|---|---|
| ***Estor/EPA ID:*** | CAL000827758 | ***Assembly District:*** | 52 |
| ***Site Code:*** | 400467 | ***Senate District:*** | 20 |
| ***Nat Priority List:*** | | ***Permit Renewal Lead:*** | |
| ***APN:*** | | ***Public Partici Spclst:*** | |
| ***Census Tract:*** | | ***Project Manager:*** | |
| ***Site Type:*** | CLOSED- PERMIT AUTHORITY: Standardized | ***County:*** | SAN BERNARDINO |
| ***Address Description:*** | 805 E FRANCIS ST | ***Latitude:*** | 34.041742 |
| ***Office:*** | | ***Longitude:*** | -117.639362 |

***Special Program:***
***Funding:***
***Cleanup Status:***
***Cleanup Oversight Agencies:***
***School District:***
***Past Use that Caused Contam:***
***Potential Media Affected:***
***Potential Contamin of Concern:***

***Acres:***
***Supervisor:***

***Site History:***

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

***Status:*** CLOSED
***A2 Program Type:*** HAZ WASTE - Standardized
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

***Status:*** NO ACTION
***A2 Program Type:*** INSPECTION
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

***Permit Units - Completed Activities***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
***Date:*** 4/10/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER
***Date:*** 10/20/1994
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
***Date:*** 4/1/1994
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT
***Date:*** 6/24/1996
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - APPLICATION PART A RECEIVED |
| ***Date:*** | 4/1/1994 |
| ***Doc Link:*** | |

***Units Undergoing Closure***

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION |
| ***Date:*** | 6/25/1996 |
| ***Doc Link:*** | http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa |

***ENVIROSTOR*** ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST*** ***State and tribal equivalent***
***OR*** ***ONTARIO 917610000*** ***CERCLIS***

| | | | |
|---|---|---|---|
| ***Estor/EPA ID:*** | CAR000156125 | ***Assembly District:*** | 52 |
| ***Site Code:*** | 400467, 401467, 500315 | ***Senate District:*** | 20 |
| ***Nat Priority List:*** | | ***Permit Renewal Lead:*** | |
| ***APN:*** | | ***Public Partici Spclst:*** | |
| ***Census Tract:*** | | ***Project Manager:*** | |
| ***Site Type:*** | OPERATING PERMIT | ***County:*** | SAN BERNARDINO |
| ***Address Description:*** | 805 FRANCIS ST | ***Latitude:*** | 34.041742 |
| ***Office:*** | | ***Longitude:*** | -117.639362 |
| ***Special Program:*** | | ***Acres:*** | |
| ***Funding:*** | | ***Supervisor:*** | |
| ***Cleanup Status:*** | | | |
| ***Cleanup Oversight Agencies:*** | | | |
| ***School District:*** | | | |
| ***Past Use that Caused Contam:*** | | | |
| ***Potential Media Affected:*** | | | |
| ***Potential Contamin of Concern:*** | | | |

***Site History:***

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

The owners of the facility are Lighting Resources, LLC at 805 East Francis Street, Ontario, California 91761; and Thumos, LLC, 4054 Mission Boulevard, Montclair, California 91763. LRL has been operating under a Standardized Hazardous Waste Facility Permit, Series A, issued June 24, 1996, which authorized LRL to operate as an off-site hazardous waste treatment and storage facility.

LRL, which is also a registered hazardous waste transporter, collects and transports spent fluorescent lamps, High Intensity Discharge (HID) lamps, other spent mercury-containing lamps, mercury-containing instruments (e.g. manometers) and intact PCB-containing lighting ballasts to its Facility. The collection of mercury-containing instruments is incidental to the primary lamp recycling operations. LRL also accepts the above described wastes from other transporters. The hazardous waste management activities occur mainly inside a warehouse building, storage trailers, and paved area outside of the warehouse building.

PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
(2) HID Glove Box (treatment)
This is used to manually disassemble and recover mercury-containing powders from HID lamps. The maximum permitted treatment capacity is 4,800 lamps and/or mercury-containing devices per day.
(3) Lamp Storage Area (storage)
The maximum permitted storage capacity of the Lamp Storage Area is twenty-seven (27) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(4) HID Storage Area (storage)
The maximum permitted storage capacity of the HID Storage Area is seven (7) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.
(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
(6) Trailer Storage Area (storage)
Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

***Status:*** NO ACTION
***A2 Program Type:*** INSPECTION
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782

***Status:*** OPERATING PERMIT
***A2 Program Type:*** HAZ WASTE - Standardized
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125

***Permit Units - Completed Activities***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
***Date:*** 8/6/2018
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
***Date:*** 3/23/2017
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
***Date:*** 10/31/2006
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
***Date:*** 6/24/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
***Date:*** 4/1/1994

***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
***Date:*** 4/1/1994
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
***Date:*** 10/28/2016
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
***Date:*** 4/4/2006
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - PUBLIC COMMENT (END)
***Date:*** 4/10/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
***Date:*** 10/12/2018
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
***Date:*** 12/8/2006
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
***Date:*** 4/10/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED
***Date:*** 4/3/2020
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
***Date:*** 3/5/2020
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
***Date:*** 2/28/2019
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
***Date:*** 2/21/2019
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
***Date:*** 3/23/2017
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
***Date:*** 5/15/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL CEQA
***Date:*** 6/24/1996
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
***Date:*** 2/28/2019
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
***Date:*** 10/22/2018
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
***Date:*** 2/22/2017
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
***Date:*** 10/28/2016

| | |
|---|---|
| ***Doc Link:*** | https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf |
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL |
| ***Date:*** | 3/23/2007 |
| ***Doc Link:*** | http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa |
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE) |
| ***Date:*** | 3/23/2007 |
| ***Doc Link:*** | |
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | RENEWAL - NO CHANGES - PUBLIC COMMENT (END) |
| ***Date:*** | 2/6/2007 |
| ***Doc Link:*** | |
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING) |
| ***Date:*** | 1/8/2007 |
| ***Doc Link:*** | |
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER |
| ***Date:*** | 10/31/2006 |
| ***Doc Link:*** | https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf |

***Units Undergoing Closure***

| | |
|---|---|
| ***Unit:*** | NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE |
| ***Event Description:*** | |
| ***Date:*** | |
| ***Doc Link:*** | |

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***HWP*** ***LIGHTING RESOURCES LLC*** ***805 FRANCIS ST ONTARIO 917610000*** ***State Hazardous Waste Facilities***

| | | | |
|---|---|---|---|
| ***Estor/EPA ID:*** | CAR000156125 | ***Permit Renewal Lead:*** | |
| ***Site Code:*** | 400467, 401467, 500315 | ***Project Manager:*** | |
| ***Nat Priority List:*** | | ***Supervisor:*** | |
| ***Acres:*** | | ***Public Partici Spclst:*** | |
| ***Special Program:*** | | ***Census Tract:*** | |
| ***Funding:*** | | ***County:*** | SAN BERNARDINO |
| ***Assembly District:*** | 52 | ***Latitude:*** | 34.041742 |
| ***Senate District:*** | 20 | ***Longitude:*** | -117.639362 |
| ***School District:*** | | | |
| ***APN:*** | | | |
| ***Cleanup Status:*** | | | |
| ***Cleanup Oversight Agencies:*** | | | |
| ***Site Type:*** | OPERATING PERMIT | | |

***Office:***
***Past Use that Caused Contam:***
***Potential Media Affected:***
***Potential Contamin of Concern:***

***Site History:***

Quarterly Update Period:

July 2020 - September 2020

Permit application currently under technical review of revised permit application in response to 2nd NOD.

FACILITY DESCRIPTION/HISTORY

The Lighting Resources facility (Facility) is located at 805 East Francis Street, Ontario, California 91761, in San Bernardino County at latitude 34 degrees 02' 30" and longitude 117 degrees 30' 15". The Facility is located in an area zoned for light industrial. The nearest residential zone is about 0.1 mile away.

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PERMITTING REGULATORY DESCRIPTION/HISTORY

The first permit was issued in 1996 and renewed once in 2007. The current permit will expire in 2017. Since the permit was issued in 2007, LRL has made no permit modifications. Six units are regulated under this permit.

(1) Lamp Machine (treatment)
The Lamp Machine is a demanufacturing machine into which lamps are manually fed. Fluorescent lamps are allowed to enter the system at a rate of up to one per second, up to a maximum of 32,000 lamps per day.
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(5) Hazardous Waste Storage Area (storage)
The maximum number of flasks stored inside or outside of drums shall not exceed four (4). The maximum drum limit shall not exceed eighty-two (82) drums plus up to four (4) drums that contain one (1) flask in each drum, for a maximum limit of eighty-six (86) drums.
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Intact fluorescent and/or HID lamps are stored inside of the trailers prior to introduction into the recycling processes. The maximum permitted storage capacity of each trailer is ten (10) pallets. Each pallet store no more than 1,300 fluorescent and/or HID lamps.

There are currently no corrective action/cleanup activities being conducted by DTSC or the Regional Water Quality Control Board at the facility.

| | |
|---|---|
| ***Status:*** | NO ACTION |
| ***Program Type:*** | INSPECTION |
| ***CalEnviroScreen Score:*** | 96-100% |
| ***Summary Link:*** | http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000782 |

| | |
|---|---|
| ***Status:*** | OPERATING PERMIT |
| ***Program Type:*** | HAZ WASTE - Standardized |
| ***CalEnviroScreen Score:*** | 96-100% |
| ***Summary Link:*** | http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAR000156125 |

***Permit Units - Completed Activities***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - RESPONSE TO 1ST NOD RECEIVED
***Date:*** 5/15/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL
***Date:*** 3/23/2007
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PERMIT&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PERMIT+RENEWAL+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - PUBLIC COMMENT (PUBLIC HEARING)
***Date:*** 1/8/2007
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - 1ST REQUEST FOR FURTHER INFORMATION
***Date:*** 8/6/2018
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL CEQA
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - TECHNICAL COMPLETE LETTER
***Date:*** 10/31/2006
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/3348706901/Lighting%20Resources%20Technical%20Completeness%20Letter%2010%2D31%2D06%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - APPLICATION PART B RECEIVED
***Date:*** 10/28/2016
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5155271232/Part%20B%5F%20renewal%20application%5Fsubmitted%2012302016%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
***Date:*** 10/12/2018
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5009427726/20181012%5FLRL%5F1stNOD%20Final%5FE%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - PUBLIC COMMENT (END)
***Date:*** 2/6/2007
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - RESPONSE TO 1ST NOD RECEIVED
***Date:*** 2/21/2019
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1397&document_category=RESPONSE+TO+1ST+NOD+RECEIVED&event_

description=Renewal+%2D+With+Changes+%2D+RESPONSE+TO+1ST+NOD+RECEIVED+&mytype=pa

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
***Date:*** 10/22/2018
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/5992566764/20181022%5FLighting%20resources%5FAcknowledgemente%20letter%5F%20Class%201%20mod%5Fchange%20of%20emergency%20contact%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EXPIRES)
***Date:*** 6/24/2006
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - APPLICATION PART A RECEIVED
***Date:*** 4/1/1994
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EXPIRES)
***Date:*** 3/23/2017
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - ADMINISTRATIVE REVIEW APPROVED
***Date:*** 2/22/2017
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/8732007682/20170222%5FLRL%5FAdmin%20Completeness%20Letter%5FPublic%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PART A & PART B RECEIVED
***Date:*** 10/31/2006
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=6645&document_category=FINAL+PART+A+%26+PART+B+RECEIVED&event_description=Renewal+%2D+No+Changes+%2D+FINAL+PART+A+%26+PART+B+RECEIVED+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - FINAL PERMIT RENEWAL (EFFECTIVE)
***Date:*** 3/23/2007
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - APPLICATION PART B RECEIVED
***Date:*** 4/1/1994
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT
***Date:*** 6/24/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - RESPONSE TO 2ND NOD RECEIVED

***Date:*** 4/3/2020
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN)
***Date:*** 4/10/1996
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION
***Date:*** 2/28/2019
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAR000156125&link_key=1690&document_category=FINAL+PERMIT&event_description=Mod+Class+1+%2D+No+Prior+Approval+Required+%2D+FINAL+PERMIT+MODIFICATION+&mytype=pa

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - 2ND NOTICE OF DEFICIENCY ISSUED
***Date:*** 3/5/2020
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - WITH CHANGES - APPLICATION PART A RECEIVED
***Date:*** 10/28/2016
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/2156651139/1%2E%202016%20StandardizedPermit%5F1093A%2012%2D29%2D2016%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - 1ST NOTICE OF DEFICIENCY ISSUED
***Date:*** 4/4/2006
***Doc Link:*** https://www.hwmpenvirostor.dtsc.ca.gov/public/site_documents/6676877677/NOD%20April%204%2Epdf

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
***Date:*** 6/24/1996
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EFFECTIVE)
***Date:*** 2/28/2019
***Doc Link:***

***Unit:***
***Event Description:*** MOD CLASS 1 - NO PRIOR APPROVAL REQUIRED - FINAL PERMIT MODIFICATION (EXPIRES)
***Date:*** 3/23/2017
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - PUBLIC COMMENT (END)
***Date:*** 4/10/1996
***Doc Link:***

***Unit:*** MULTIPLE UNITS
***Event Description:*** RENEWAL - NO CHANGES - PUBLIC COMMENT (BEGIN)
***Date:*** 12/8/2006
***Doc Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?

global_id=CAR000156125&link_key=6645&document_category=PUBLIC+COMMENT&event_description=Renewal+%2D+No+Changes+%2D+PUBLIC+COMMENT+%28BEGIN%29&mytype=pa

***Units Undergoing Closure***

***Unit:*** NO PERMIT ACTIVITIES HAVE BEEN COMPLETED FOR THIS SITE
***Event Description:***
***Date:***
***Doc Link:***

---

***HWP*** ***LIGHTING RESOURCES LLC*** ***805 E FRANCIS ST ONTARIO 917610000*** ***State Hazardous Waste Facilities***

***Estor/EPA ID:*** CAL000827758
***Site Code:*** 400467
***Nat Priority List:***
***Acres:***
***Special Program:***
***Funding:***
***Assembly District:*** 52
***Senate District:*** 20
***School District:***
***APN:***
***Cleanup Status:***
***Cleanup Oversight Agencies:***
***Site Type:*** CLOSED- PERMIT AUTHORITY: Standardized
***Office:***
***Past Use that Caused Contam:***
***Potential Media Affected:***
***Potential Contamin of Concern:***

***Permit Renewal Lead:***
***Project Manager:***
***Supervisor:***
***Public Partici Spclst:***
***Census Tract:***
***County:*** SAN BERNARDINO
***Latitude:*** 34.041742
***Longitude:*** -117.639362

***Site History:***

Lighting Resources LLC (LRL) originally operated under this EPA ID but the County of San Bernardino Fire Department requested LRL to change their ID in 2004. During the same time, they changed their name from Lighting Resources Inc to LLC so they made a Class 1 Permit Modification to reflect these changes and was issued a new permit with the updated name and EPA ID in 2005. Thus, this facility is being tracked under a new EPA ID # CAR000156125.

***Status:*** CLOSED
***Program Type:*** HAZ WASTE - Standardized
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/hwmp_profile_report?global_id=CAL000827758

***Status:*** NO ACTION
***Program Type:*** INSPECTION
***CalEnviroScreen Score:*** 96-100%
***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/eerp_profile_report?global_id=3000630

***Permit Units - Completed Activities***

***Unit:*** MULTIPLE UNITS
***Event Description:*** NEW OPERATING PERMIT - FINAL PERMIT (EFFECTIVE)
***Date:*** 6/24/1996
***Doc Link:***

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - FINAL PERMIT |
| ***Date:*** | 6/24/1996 |
| ***Doc Link:*** | http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=12662&document_category=FINAL+PERMIT&event_description=New+Operating+Permit+%2D+FINAL+PERMIT+&mytype=pa |

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - APPLICATION PART A RECEIVED |
| ***Date:*** | 4/1/1994 |
| ***Doc Link:*** | |

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - TECHNICAL COMPLETE LETTER |
| ***Date:*** | 10/20/1994 |
| ***Doc Link:*** | |

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - APPLICATION PART B RECEIVED |
| ***Date:*** | 4/1/1994 |
| ***Doc Link:*** | |

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | NEW OPERATING PERMIT - PUBLIC COMMENT (BEGIN) |
| ***Date:*** | 4/10/1996 |
| ***Doc Link:*** | |

***Units Undergoing Closure***

| | |
|---|---|
| ***Unit:*** | MULTIPLE UNITS |
| ***Event Description:*** | CLOSURE ADMINISTRATIVE - ISSUE CLOSURE VERIFICATION |
| ***Date:*** | 6/25/1996 |
| ***Doc Link:*** | http://www.envirostor.dtsc.ca.gov/public/hwmp_final_documents?global_id=CAL000827758&link_key=453&document_category=CLOSURE+VERIFICATION&event_description=Closure+Administrative+%2D+ISSUE+CLOSURE+VERIFICATION+&mytype=pa |

***PCB*** ***LIGHTING RESOURCES, INC.*** ***805 E. FRANCIS STREET ONTARIO 91761*** ***Others***

| | | | |
|---|---|---|---|
| ***Site ID:*** | CAR000156125 | ***Mail Address 1:*** | 805 E. FRANCIS STREET |
| ***Receive Date:*** | | ***Mail Address 2:*** | |
| ***Generator:*** | No | ***Mail Street No:*** | |
| ***Storer:*** | No | ***Mail City:*** | ONTARIO |
| ***Transporter:*** | Yes | ***Mail State:*** | CA |
| ***Disposer:*** | No | ***Mail Zip:*** | 91761 |
| ***Research:*** | No | ***Mail Country:*** | US |
| ***Smelter:*** | No | ***Contact Name:*** | DANIEL P GILLESPIE |
| ***Cert Title:*** | | ***Contact Title:*** | |
| ***Cert Date:*** | 2004-09-02T00:00:00-04:00 | ***Contact Phone:*** | 909-923-7252 |
| ***Cert Name:*** | | ***Contact Phone Ext:*** | |
| ***Location Country:*** | US | ***Contact Email:*** | |
| ***State Name:*** | CALIFORNIA | ***Owner Name:*** | DANIEL P. GILLESPIE |
| ***Region:*** | 09 | | |

| | |
|---|---|
| **EPA Handler ID:** | CAD000827758 |
| **Gen Status Universe:** | No Report |
| **Contact Name:** | DAVID GILLESPIE |
| **Contact Address:** | US |
| **Contact Phone No and Ext:** | 909-923-7252 |
| **Contact Email:** | |
| **Contact Country:** | US |
| **Land Type:** | |
| **County Name:** | SAN BERNARDINO |
| **EPA Region:** | 09 |
| **Receive Date:** | 19990415 |
| **Location Latitude:** | |
| **Location Longitude:** | |

***Violation/Evaluation Summary***

| | |
|---|---|
| **Note:** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| **Importer Activity:** | |
| **Mixed Waste Generator:** | |
| **Transporter Activity:** | |
| **Transfer Facility:** | |
| **Onsite Burner Exemption:** | |
| **Smelting, Melting and Refining:** | |
| **Underground Injection Control:** | |
| **Commercial TSD:** | No |
| **Used Oil Transporter:** | |
| **Used Oil Transfer Facility:** | |
| **Used Oil Processor:** | |
| **Used Oil Refiner:** | |
| **Used Oil Burner:** | |
| **Used Oil Market Burner:** | |
| **Used Oil Spec Marketer:** | |

***Hazardous Waste Handler Details***

| | |
|---|---|
| **Sequence No:** | 1 |
| **Receive Date:** | 19990415 |
| **Handler Name:** | LIGHTING RESOURCES, INC. |
| **Federal Waste Generator Code:** | 1 |
| **Generator Code Description:** | Large Quantity Generator |
| **Source Type:** | Annual/Biennial Report |

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000827758 |
| ***Gen Status Universe:*** | Small Quantity Generator |
| ***Contact Name:*** | DAN P GILLESPIE |
| ***Contact Address:*** | US |
| ***Contact Phone No and Ext:*** | 909-923-7252 x14 |
| ***Contact Email:*** | LRIRECYCLES@AOL.COM |
| ***Contact Country:*** | US |
| ***Land Type:*** | Private |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Receive Date:*** | 20040109 |
| ***Location Latitude:*** | 34.041219 |
| ***Location Longitude:*** | -117.639095 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021. |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | Generators - General |
| ***Violation Type:*** | 262.A |
| ***Violation Determined Date:*** | 20040618 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | Observed |
| ***Actual Return to Compl:*** | 20040720 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 120 |
| ***Enforcement Type Description:*** | WRITTEN INFORMAL |
| ***Enforcement Action Date:*** | 20040621 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | TSD - General Facility Standards |
| ***Violation Type:*** | 264.B |
| ***Violation Determined Date:*** | 20040614 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | Documented |
| ***Actual Return to Compl:*** | 20040707 |

***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Preparedness and Prevention
***Violation Type:*** 264.C
***Violation Determined Date:*** 20040614
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 20040707
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112

***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Permits - Application
***Violation Type:*** 270.B
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** Documented
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***

***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20050407
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040629
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040618
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20040720
***Evaluation Agency:*** State Contractor/Grantee

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20030516
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20001004
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20000926
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19990723

***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Permits - Application
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Smelting, Melting and Refining:*** No
***Underground Injection Control:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20020211
***Handler Name:*** LIGHTING RESOURCES INC

***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator
***Source Type:*** Implementer

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner
***Type:*** Other
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Annual/Biennial Report
***Street No:***
***Street 1:*** 805 FRANCIS ST
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:*** US
***Zip Code:*** 91761

***Owner/Operator Ind:*** Current Owner
***Type:*** Other
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Source Type:*** Implementer
***Street No:***
***Street 1:*** 805 FRANCIS ST
***Street 2:***
***City:*** ONTARIO
***State:*** CA
***Country:*** US
***Zip Code:*** 91761

***Owner/Operator Ind:*** Current Operator
***Type:*** Private
***Name:*** DAN GILLESPIE
***Date Became Current:*** 19960715
***Date Ended Current:***
***Phone:***
***Street No:***
***Street 1:***
***Street 2:***
***City:***
***State:***
***Country:*** US

| | | | |
|---|---|---|---|
| ***Source Type:*** | Implementer | ***Zip Code:*** | |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | |

***Historical Handler Details***

| | |
|---|---|
| ***Receive Dt:*** | 20040109 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES INC |
| ***Receive Dt:*** | 20020211 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES INC |

***RCRA SQG*** ***LIGHTING RESOURCES INC*** ***805 FRANCIS ST ONTARIO 91761*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000827758 |
| ***Gen Status Universe:*** | Small Quantity Generator |
| ***Contact Name:*** | DAN P GILLESPIE |
| ***Contact Address:*** | US |
| ***Contact Phone No and Ext:*** | 909-923-7252 x14 |
| ***Contact Email:*** | LRIRECYCLES@AOL.COM |
| ***Contact Country:*** | US |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | Private |
| ***Receive Date:*** | 20040109 |
| ***Location Latitude:*** | 34.041219 |
| ***Location Longitude:*** | -117.639095 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | VIOLATION or UNDETERMINED: There are VIOLATION or UNDETERMINED details or records associated with this facility (EPA ID) in the Compliance Monitoring and Enforcement table dated Jan, 2021. |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | Generators - General |
| ***Violation Type:*** | 262.A |
| ***Violation Determined Date:*** | 20040618 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | O |
| ***Actual Return to Compl:*** | 20040720 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 120 |
| ***Enforcement Type Description:*** | WRITTEN INFORMAL |
| ***Enforcement Action Date:*** | 20040621 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | TSD - General Facility Standards |
| ***Violation Type:*** | 264.B |
| ***Violation Determined Date:*** | 20040614 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | D |
| ***Actual Return to Compl:*** | 20040707 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |
| ***Enforcement Action Date:*** | 20040615 |
| ***Enf Disposition Status:*** | |
| ***Disposition Status Date:*** | |
| ***Enforcement Lead Agency:*** | State |
| ***Proposed Penalty Amount:*** | |
| ***Final Amount:*** | |
| ***Paid Amount:*** | |

***Violation Details***

| | |
|---|---|
| ***Citation:*** | |
| ***Violation Short Description:*** | TSD - Preparedness and Prevention |
| ***Violation Type:*** | 264.C |
| ***Violation Determined Date:*** | 20040614 |
| ***Scheduled Compliance Date:*** | |
| ***Return to Compliance:*** | D |
| ***Actual Return to Compl:*** | 20040707 |
| ***Violation Responsible Agency:*** | State |

***Enforcement Details***

| | |
|---|---|
| ***Enforcement Type:*** | 112 |
| ***Enforcement Type Description:*** | |

***Enforcement Action Date:*** 20040615
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Generators - Pre-transport
***Violation Type:*** 262.C
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Financial Requirements
***Violation Type:*** 264.H
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** TSD - Container Use and Management
***Violation Type:*** 264.I
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Violation Details***

***Citation:***
***Violation Short Description:*** Permits - Application
***Violation Type:*** 270.B
***Violation Determined Date:*** 19980619
***Scheduled Compliance Date:***
***Return to Compliance:*** D
***Actual Return to Compl:*** 19990319
***Violation Responsible Agency:*** State

***Enforcement Details***

***Enforcement Type:*** 310
***Enforcement Type Description:*** FINAL 3008(A) COMPLIANCE ORDER
***Enforcement Action Date:*** 19990319
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State

***Proposed Penalty Amount:***
***Final Amount:*** 17000
***Paid Amount:***

***Enforcement Type:*** 112
***Enforcement Type Description:***
***Enforcement Action Date:*** 19980619
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:***
***Final Amount:***
***Paid Amount:***

***Enforcement Type:*** 210
***Enforcement Type Description:*** INITIAL 3008(A) COMPLIANCE
***Enforcement Action Date:*** 19981014
***Enf Disposition Status:***
***Disposition Status Date:***
***Enforcement Lead Agency:*** State
***Proposed Penalty Amount:*** 16000
***Final Amount:***
***Paid Amount:***

***Evaluation Details***

***Evaluation Start Date:*** 20050407
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040629
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040618
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - General
***Return to Compliance Date:*** 20040720
***Evaluation Agency:*** State Contractor/Grantee

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Preparedness and Prevention
***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20040614
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - General Facility Standards

***Return to Compliance Date:*** 20040707
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20030516
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20001004
***Evaluation Type Description:*** FINANCIAL RECORD REVIEW
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 20000926
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19990723
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:***
***Return to Compliance Date:***
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Container Use and Management
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Permits - Application
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** Generators - Pre-transport
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Evaluation Start Date:*** 19980619
***Evaluation Type Description:*** COMPLIANCE EVALUATION INSPECTION ON-SITE
***Violation Short Description:*** TSD - Financial Requirements
***Return to Compliance Date:*** 19990319
***Evaluation Agency:*** State

***Handler Summary***

***Importer Activity:*** No
***Mixed Waste Generator:*** No
***Transporter Activity:*** Yes
***Transfer Facility:*** No
***Onsite Burner Exemption:*** No
***Furnace Exemption:*** No
***Underground Injection Activity:*** No
***Commercial TSD:*** No
***Used Oil Transporter:*** No
***Used Oil Transfer Facility:*** No
***Used Oil Processor:*** No
***Used Oil Refiner:*** No
***Used Oil Burner:*** No
***Used Oil Market Burner:*** No
***Used Oil Spec Marketer:*** No

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20020211
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 2
***Generator Code Description:*** Small Quantity Generator
***Source Type:*** Implementer

***Hazardous Waste Handler Details***

***Sequence No:*** 2
***Receive Date:*** 20040109
***Handler Name:*** LIGHTING RESOURCES INC
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator
***Source Type:*** Annual/Biennial Report

***Waste Code Details***

***Hazardous Waste Code:*** D009
***Waste Code Description:*** MERCURY

***Owner/Operator Details***

***Owner/Operator Ind:*** Current Owner ***Street No:***

| | | | |
|---|---|---|---|
| ***Type:*** | Other | ***Street 1:*** | 805 FRANCIS ST |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |
| | | | |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Implementer | ***Zip Code:*** | |
| | | | |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 805 FRANCIS ST |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | 91761 |
| | | | |
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | |
| ***Name:*** | DAN GILLESPIE | ***Street 2:*** | |
| ***Date Became Current:*** | 19960715 | ***City:*** | |
| ***Date Ended Current:*** | | ***State:*** | |
| ***Phone:*** | | ***Country:*** | US |
| ***Source Type:*** | Annual/Biennial Report | ***Zip Code:*** | |

***Historical Handler Details***

| | |
|---|---|
| ***Receive Dt:*** | 20040109 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES INC |
| | |
| ***Receive Dt:*** | 20020211 |
| ***Generator Code Description:*** | Large Quantity Generator |
| ***Handler Name:*** | LIGHTING RESOURCES INC |

***RCRA NON GEN*** ***LIGHTING RESOURCES, INC.*** ***805 EAST FRANCIS ST ONTARIO 91761*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAD000827758 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | DAVID GILLESPIE |
| ***Contact Address:*** | US |
| ***Contact Phone No and Ext:*** | 909-923-7252 |
| ***Contact Email:*** | |
| ***Contact Country:*** | US |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |

***Land Type:***
***Receive Date:*** 19990415
***Location Latitude:***
***Location Longitude:***

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

***Importer Activity:***
***Mixed Waste Generator:***
***Transporter Activity:***
***Transfer Facility:***
***Onsite Burner Exemption:***
***Furnace Exemption:***
***Underground Injection Activity:***
***Commercial TSD:*** No
***Used Oil Transporter:***
***Used Oil Transfer Facility:***
***Used Oil Processor:***
***Used Oil Refiner:***
***Used Oil Burner:***
***Used Oil Market Burner:***
***Used Oil Spec Marketer:***

***Hazardous Waste Handler Details***

***Sequence No:*** 1
***Receive Date:*** 19990415
***Handler Name:*** LIGHTING RESOURCES, INC.
***Source Type:*** Annual/Biennial Report
***Federal Waste Generator Code:*** 1
***Generator Code Description:*** Large Quantity Generator

---

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 40 | WALKERS AIR BRAKES | 921 E FRANCIS ST | 77.7 / 254.94 | 10.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient:
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Inactive SQG of unknown hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

---

***SANBERN CUPA*** ***WALKERS AIR BRAKES*** ***921 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0007205 |
| ***Owner Info:*** | R & O MCINTYRE, INC. |
| ***Mailing Care of:*** | |
| ***Mailing Address 1:*** | 921 EAST FRANCIS STREET |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0005265 |
| ***Status:*** | INACTIVE |
| ***Program Element Code:*** | 4453 |
| ***Permit Desc:*** | SMALL QUANTITY GENERATOR |
| ***To:*** | 8/31/2017 |

| | |
|---|---|
| ***Permit ID:*** | PT0005264 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4241 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 1-3 CHEMICALS SPECIAL |
| ***To:*** | 8/31/2021 |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 43 | BOMEL CONSTRUCTION<br>BOMEL CONSTRUCTION CO INC | 939 E FRANCIS ST | 79.18 / 259.77 | 8.0 |

***ASTM Category:*** Federal RCRA generators list
State and Tribal registered storage tank lists

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |

Flow is based on the following:

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the

established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

| | | | |
|---|---|---|---|
| ***SANBERN CUPA*** | ***BOMEL CONSTRUCTION CO INC*** | ***939 E FRANCIS ST<br>ONTARIO 91761*** | ***State and Tribal registered storage tank lists*** |

| | |
|---|---|
| ***Facility ID:*** | FA0001534 |
| ***Owner Info:*** | BOMEL CONSTRUCTION CO INC |
| ***Mailing Care of:*** | |
| ***Mailing Address 1:*** | 939 E FRANCIS ST |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0024352 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4453 |
| ***Permit Desc:*** | SMALL QUANTITY GENERATOR |
| ***To:*** | 11/30/2021 |

| | |
|---|---|
| ***Permit ID:*** | PT0001220 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4243 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 4-10 CHEMICALS |
| ***To:*** | 11/30/2021 |

| | | | |
|---|---|---|---|
| ***RCRA NON GEN*** | ***BOMEL CONSTRUCTION*** | ***939 E FRANCIS ST<br>ONTARIO 91761-5631*** | ***Federal RCRA generators list*** |

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000297126 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | KEVIN OSTER |
| ***Contact Address:*** | 96 CORPORATE PARK , , IRVINE , CA, 92606 , |
| ***Contact Phone No and Ext:*** | 714-921-1660 |
| ***Contact Email:*** | LOFFENBERG@BOMELCONSTRUCTION.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 20050803 |
| ***Location Latitude:*** | 34.041208 |
| ***Location Longitude:*** | -117.635652 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20050803 |
| ***Handler Name:*** | BOMEL CONSTRUCTION |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 96 CORPORATE PARK |
| ***Name:*** | KEVIN OSTER | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | IRVINE |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 714-921-1660 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 92606 |
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 96 CORPORATE PARK |
| ***Name:*** | BOMEL CONSTRUCTION | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | IRIVNE |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 714-921-1660 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 92606-5136 |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 47 | WARFIELD ELECTRIC CO, INC | 1745 S BON VIEW AVE | 85.31 / 279.88 | 11.0 |

***ASTM Category:*** Others

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist

Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

---

***EMISSIONS*** ***WARFIELD ELECTRIC CO, INC*** ***1745 S BON VIEW AVE ONTARIO 91761*** ***Others***

***2015 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107766 | ***COID:*** | SBD |
| ***Facility SIC Code:*** | 7538 | ***DISN:*** | SOUTH COAST AQMD |
| ***CO:*** | 36 | ***CHAPIS:*** | |
| ***Air Basin:*** | SC | ***CERR Code:*** | |
| ***District:*** | SC | | |
| ***TS:*** | | | |
| ***Health Risk Asmt:*** | | | |
| ***Non-Cancer Chronic Haz Ind:*** | | | |
| ***Non-Cancer Acute Haz Ind:*** | | | |

***2016 Toxic Data***

| | | | |
|---|---|---|---|
| ***Facility ID:*** | 107766 | ***TS:*** | |
| ***Facility SIC Code:*** | 7538 | ***HRA:*** | |
| ***CERR CODE:*** | | ***CH Index:*** | |
| ***COID:*** | SBD | ***AH Index:*** | |
| ***CO:*** | 36 | ***Air Basin:*** | SC |
| ***DISN:*** | SOUTH COAST AQMD | ***District:*** | SC |
| ***CHAPIS:*** | | | |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 48 | WARFIELD ELECTRIC<br>WARFIELD ELECTRIC CO | 1745 S BON VIEW AVE<br>1745 S BONVIEW AVE | 85.37 / 280.09 | 11.0 |

***ASTM Category:*** Federal RCRA generators list
State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of PCE. No records indicating a release to the environment that would impact the Target Property.

---

***SANBERN*** ***WARFIELD ELECTRIC*** ***1745 S BON VIEW AVE*** ***State and Tribal registered***
***CUPA*** ***ONTARIO 91761*** ***storage tank lists***

| | |
|---|---|
| ***Facility ID:*** | FA0007222 |
| ***Owner Info:*** | WARFIELD ELECTRIC |
| ***Mailing Care of:*** | |
| ***Mailing Address 1:*** | 1745 S BON VIEW AVE |
| ***Mailing Address 2:*** | |
| ***Mailing City:*** | ONTARIO |
| ***Mailing State:*** | CA |
| ***Mailing Zip:*** | 91761 |

***Detail(s)***

| | |
|---|---|
| ***Permit ID:*** | PT0000041 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4453 |
| ***Permit Desc:*** | SMALL QUANTITY GENERATOR |
| ***To:*** | 12/31/2021 |

| | |
|---|---|
| ***Permit ID:*** | PT0000042 |
| ***Status:*** | ACTIVE |
| ***Program Element Code:*** | 4243 |
| ***Permit Desc:*** | HAZARDOUS MATERIALS 4-10 CHEMICALS |
| ***To:*** | 12/31/2021 |

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***RCRA SQG*** ***WARFIELD ELECTRIC CO*** ***1745 S BONVIEW AVE*** ***Federal RCRA generators list***
***ONTARIO 91761-4410***

| | |
|---|---|
| ***EPA Handler ID:*** | CAR000072769 |
| ***Gen Status Universe:*** | Small Quantity Generator |
| ***Contact Name:*** | STEVE BACSKI |
| ***Contact Address:*** | 1745 S BONVIEW AVE , , ONTARIO , CA, 91761-4410 , US |
| ***Contact Phone No and Ext:*** | 909-947-4257 |
| ***Contact Email:*** | |
| ***Contact Country:*** | US |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | Private |
| ***Receive Date:*** | 20000509 |
| ***Location Latitude:*** | 34.041846 |
| ***Location Longitude:*** | -117.637207 |

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20000509 |
| ***Handler Name:*** | WARFIELD ELECTRIC CO |
| ***Federal Waste Generator Code:*** | 2 |
| ***Generator Code Description:*** | Small Quantity Generator |
| ***Source Type:*** | Notification |

***Waste Code Details***

| | |
|---|---|
| ***Hazardous Waste Code:*** | D000 |
| ***Waste Code Description:*** | DESCRIPTION |
| ***Hazardous Waste Code:*** | D039 |
| ***Waste Code Description:*** | TETRACHLOROETHYLENE |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 1745 S BONVIEW AVE |
| ***Name:*** | WARFIELD ELECTRIC CO INC | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-7606 | ***Country:*** | |
| ***Source Type:*** | Notification | ***Zip Code:*** | 91761-4410 |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|

| | | | | |
|---|---|---|---|---|
| 49 | INLAND SIGNS INC<br>STAR METALS INC | 1715 S BON VIEW AVE | 93.81 / 307.77 | 12.0 |

***ASTM Category:*** Federal RCRA generators list
State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

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***SANBERN CUPA*** ***STAR METALS INC*** ***1715 S BON VIEW AVE ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0013492
***Owner Info:*** NANCE, CHRIS
***Mailing Care of:*** CHRIS NANCE
***Mailing Address 1:*** 1715 S BON VIEW AVE
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0023796
***Status:*** INACTIVE
***Program Element Code:*** 4430
***Permit Desc:*** CONDITIONALLY EXEMPT SMALL QUANTITY GENERATOR
***To:*** 10/31/2012

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***RCRA NON GEN*** ***INLAND SIGNS INC*** ***1715 S BON VIEW AVE ONTARIO 91761*** ***Federal RCRA generators list***

***EPA Handler ID:*** CAL000449027
***Gen Status Universe:*** No Report
***Contact Name:*** KERRY SILVA
***Contact Address:*** 1715 S BON VIEW AVE , , ONTARIO , CA, 91761 ,
***Contact Phone No and Ext:*** 909-923-0006
***Contact Email:*** CONTACT@INLANDSIGNS.COM
***Contact Country:***
***County Name:*** SAN BERNARDINO
***EPA Region:*** 09
***Land Type:***
***Receive Date:*** 20190918

***Location Latitude:***
***Location Longitude:***

***Violation/Evaluation Summary***

***Note:*** NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID).

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 20190918 |
| ***Handler Name:*** | INLAND SIGNS INC |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1715 S BON VIEW AVE |
| ***Name:*** | KIODIAN GJOKA | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-0006 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1715 S BON VIEW AVE |
| ***Name:*** | KERRY SILVA | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-923-0006 | ***Country:*** | |

| Source Type: | Implementer | Zip Code: | 91761 |
|---|---|---|---|

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 50 | ELITE TRUCK AND RV LLC | 1742 S BON VIEW | 95.15 / 312.19 | 12.0 |

**ASTM Category:** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of hazardous wastes. No records indicating a release to the environment that would impact the Target Property.

***SANBERN CUPA*** ***ELITE TRUCK AND RV LLC*** ***1742 S BON VIEW Ontario 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0018363
***Owner Info:*** ELITE TRUCK AND RV LLC
***Mailing Care of:***
***Mailing Address 1:*** 1742 SOUTH BON VIEW
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761

***Detail(s)***

***Permit ID:*** PT0039722
***Status:*** ACTIVE
***Program Element Code:*** 4242
***Permit Desc:*** HAZARDOUS MATERIALS 1-3 CHEMICALS
***To:*** 8/31/2021

***Permit ID:*** PT0039723
***Status:*** ACTIVE
***Program Element Code:*** 4452
***Permit Desc:*** CONDITIONALLY EXEMPT SM QTY GENERATOR
***To:*** 8/31/2021

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 51 | SERA'S WHOLESALE NRSRY | 943 E FRANCIS ST | 102.23 / 335.39 | 8.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: N/A
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records indicating a release to the environment that would impact the Target Property.

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***SANBERN CUPA*** ***SERA'S WHOLESALE NRSRY*** ***943 E FRANCIS ST ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0000641
***Owner Info:*** SERA'S WHOLESALE NURSERY
***Mailing Care of:***
***Mailing Address 1:*** 943 E FRANCIS ST
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761-9176

***Detail(s)***

***Permit ID:*** PT0003714
***Status:*** INACTIVE
***Program Element Code:*** 4230
***Permit Desc:*** HAZMAT HANDLER - AGRICULTURAL(FE)
***To:*** 3/31/1991

---

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 53 | ALLIED MECHANICAL | 1720 S BON VIEW | 106.98 / 350.97 | 14.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Active SQG of PCE. No records indicating a release to the environment that would impact the Target Property.

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***SANBERN CUPA*** ***ALLIED MECHANICAL*** ***1720 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Facility ID:*** FA0000851
***Owner Info:*** ALLIED MECHANICAL
***Mailing Care of:*** robin.ceballos@alliedmech.com
***Mailing Address 1:*** 1720 S BON VIEW
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761-9176

***Detail(s)***

***Permit ID:*** PT0026354
***Status:*** ACTIVE
***Program Element Code:*** 4031
***Permit Desc:*** APSA 1,320-10,000 GAL FAC CAPACITY
***To:*** 9/30/2021

***Permit ID:*** PT0004132
***Status:*** ACTIVE
***Program Element Code:*** 4244
***Permit Desc:*** HAZARDOUS MATERIALS 11-30 CHEMICALS
***To:*** 9/30/2021

***Permit ID:*** PT0026355
***Status:*** ACTIVE
***Program Element Code:*** 4902
***Permit Desc:*** WASTE-GENERATING RECYCLER (ONSITE)
***To:*** 9/30/2021

***Permit ID:*** PT0004133
***Status:*** ACTIVE
***Program Element Code:*** 4454
***Permit Desc:*** LARGE QUANTITY GENERATOR
***To:*** 9/30/2021

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***CERS TANK*** ***ALLIED MECHANICAL*** ***1720 S BON VIEW ONTARIO 91761*** ***State and Tribal registered storage tank lists***

***Site ID:*** 384636 ***Latitude:*** 34.042515
***Longitude:*** -117.638430

***Regulated Programs***

***EI ID:*** 10035172
***EI Description:*** Aboveground Petroleum Storage

***EI ID:*** 10035172
***EI Description:*** Chemical Storage Facilities

***EI ID:*** 10035172
***EI Description:*** Hazardous Waste Generator

***Violations***

***Violation Date:*** 08/08/2013
***Violation Source:*** CERS
***Violation Program:*** HW
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to keep hazardous waste containers closed when not in active use (CCR 66265.173(a))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 08/08/2013
***Violation Source:*** CERS
***Violation Program:*** HW
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 25143.9 - California Health and Safety Code, Chapter 6.5, Section(s) 25143.9
***Violation Notes:***

Returned to compliance on 09/23/2013.

***Violation Description:***

Failure to meet the following requirements of excluded recyclable materials:
1) Used or reused as an ingredient in an industrial process to make a product if the material is not being reclaimed,
2) Used or reused as a safe and effective substitute for commercial products if the material is not being reclaimed,
3) Returned to the original process from which the material was generated, without first being reclaimed, if the material is returned as a substitute for raw material feedstock, and the process uses raw materials as principal feedstocks,
4) The material is recycled and used at the same facility at which the material was generated, or by the same corporate entity,
5) The material is recycled within the applicable generator accumulation time,
6) The material is managed in accordance with all applicable requirements for generators of hazardous wastes,
7) If the material is held in a container or tank, the container or tank is labeled, marked, and placarded in accordance with the department's hazardous waste labeling, marking, and placarding requirements which are applicable to generators, except that the container or tank shall be labeled or marked clearly with the words "Excluded Recyclable Material" instead of the words "Hazardous Waste,"
8) If the material is used oil, the containers, aboveground tanks, and fill pipes used to transfer oil into underground storage tanks shall also be labeled and clearly marked with the words "Used Oil",
9) The owner or operator of the business location where the material is located has a business plan that meets the following minimal requirements: emergency response plans and procedures, which specifically address the material or that meets the emergency response and contingency requirements which are applicable to generators of hazardous waste, and
10) The material shall be stored and handled in accordance with all local ordinances and codes.

***Violations***

***Violation Date:*** 02/19/2020
***Violation Source:*** CERS
***Violation Program:*** APSA
***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 25270.4.5 (a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5 (a)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was last reviewed and approved on 9/27/2013. The plan must be reviewed and udpated every 5 years. CORRECTIVE ACTION: Submit a signed statement indicating that the 5-year review has been performed, documented and

SPCC plan amended if necessary.

***Violation Description:***

Failure to complete a review and evaluation of the SPCC Plan at least once every five years, document the completion of the review, and sign a statement as to whether the SPCC Plan will be amended.

***Violations***

***Violation Date:*** 02/19/2020 ***Violation Source:*** CERS
***Violation Program:*** APSA ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 25270.4.5(a) - California Health and Safety Code, Chapter 6.67, Section(s) 25270.4.5(a)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: The SPCC plan was prepared but wasn't implemented. CORRECTIVE ACTION: Implement the SPCC Plan. Submit a signed statement indicating that the SPCC plan has been properly implemented to include recording updates, training, and inspections.

***Violation Description:***

Failure to implement the SPCC Plan.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25505(a) - California Health and Safety Code, Chapter 6.95, Section(s) 25505(a)
***Violation Notes:***

Returned to compliance on 09/24/2013.

***Violation Description:***

Owner/Operator failed to complete and/or submit a Hazardous Materials Business Plan when storing hazardous materials at or above the thresholds quantities of 55 gallons/500 lbs/200 cubic feet.

***Violations***

***Violation Date:*** 02/19/2020 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** 22 CCR 12 66262.34(f) - California Code of Regulations, Title 22, Chapter 12, Section(s) 66262.34(f)
***Violation Notes:***

Returned to compliance on 03/11/2020. OBSERVATION: Three of the four waste coolant tanks were found missing hazardous waste labels. One tank was found with a non-hazardous waste label. All hazardous waste tanks must have proper hazardous waste labeling. CORRECTIVE ACTION: Submit a signed certificate of compliance to indicate the tanks have been properly labeled.

***Violation Description:***

Failure to properly label hazardous waste accumulation containers and portable tanks with the following requirements: "Hazardous Waste", name and address of the generator, physical and chemical characteristics of the Hazardous Waste, and starting accumulation date.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to label hazardous waste containers (CCR 66262.34(f)(3))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 05/23/2017. Failure to conduct a Source Reduction Evaluation Review and Plan (CHSC 25244.19(a)) A 2014 Source Reduction plan was not available for review.

***Violation Description:***

Hazardous Waste Generator Program - Administration/Documentation - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HMRRP ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.95 25508.1(a)-(f) - California Health and Safety Code, Chapter 6.95, Section(s) 25508.1(a)-(f)
***Violation Notes:***

Returned to compliance on 12/23/2016. The following inventory items were not reported: (3) 55 gallon drums of way oil, (3) 55 gallon drums of hydraulic oil. The following inventory items were under reported: (15) 221 cu-ft cylinders of argon/helium, (7) 250 cu-ft cylinders of argon/CO2, (5) 200 cu-ft cylinders of oxygen

***Violation Description:***

Failure to electronically update business plan within 30 days of any one of the following events:
A 100 percent or more increase in the quantity of a previously disclosed material.
Any handling of a previously undisclosed hazardous materials at or above reportable quantities.
A change of business address, business ownership, or business name.
A substantial change in the handler's operations that requires modification to any portion of the business plan.

***Violations***

***Violation Date:*** 08/08/2013 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.67 Multiple - California Health and Safety Code, Chapter 6.67, Section(s) Multiple
***Violation Notes:***

Returned to compliance on 09/16/2013. Failure to note accumulation start date on labels (CCR 66262.34(f)(2))

***Violation Description:***

Haz Waste Generator Program - Operations/Maintenance - General

***Violations***

***Violation Date:*** 11/01/2016 ***Violation Source:*** CERS
***Violation Program:*** HW ***Violation Division:*** San Bernardino County Fire Department
***Citation:*** HSC 6.5 Multiple - California Health and Safety Code, Chapter 6.5, Section(s) Multiple

***Violation Notes:***

Returned to compliance on 01/13/2017. Failure to obtain an EPA ID Number (CCR 66262.12(a)) EPA ID number CAL000000298 was inactive.

***Violation Description:***

Hazardous Waste Generator Program - Administration/Documentation - General

***Enforcements***

***Enf Action Date:*** 08/08/2013
***Enf Action Program:*** HW
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 11/01/2016
***Enf Action Program:*** HW
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 08/08/2013
***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Enf Action Date:*** 11/01/2016
***Enf Action Program:*** HMRRP
***Enf Action Type:*** Notice of Violation (Unified Program)
***Enf Action Source:*** CERS
***Enf Action Division:*** San Bernardino County Fire Department
***Enf Action Description:*** Notice of Violation Issued by the Inspector at the Time of Inspection
***Enf Action Notes:***

***Evaluations***

***Eval Date:*** 02/19/2020
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 08/08/2013
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS

***Eval Notes:***

ON SITE RECYCLER-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 08/08/2013
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

ROUTINE HANDLER INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 02/19/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 02/19/2020
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HMRRP
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - BP; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - HW; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 08/08/2013
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

APSA INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 02/19/2020
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS
***Eval Notes:***

***Eval Date:*** 08/08/2013
***Violations Found:*** Yes
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HW
***Eval Source:*** CERS
***Eval Notes:***

ROUTINE GENERATOR INSPECTION-ALLIED MECHANICAL; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** APSA
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION APSA. FA0000851; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Eval Date:*** 11/01/2016
***Violations Found:*** No
***Eval General Type:*** Compliance Evaluation Inspection
***Eval Type:*** Routine done by local agency
***Eval Division:*** San Bernardino County Fire Department
***Eval Program:*** HWRecycler
***Eval Source:*** CERS
***Eval Notes:***

INSPECTION - WASTE RECYCLING; Note: data in [EVAL Notes] field for some records is truncated from the source.

***Affiliations***

| | |
|---|---|
| ***Affil Type Desc:*** | Parent Corporation |
| ***Entity Name:*** | ALLIED MECHANICAL |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Legal Owner |
| ***Entity Name:*** | ALLIED MECHANICAL |
| ***Entity Title:*** | |
| ***Address:*** | 1720 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761-9176 |
| ***Phone:*** | (909) 947-2723 |

| | |
|---|---|
| ***Affil Type Desc:*** | Environmental Contact |
| ***Entity Name:*** | Chris Ver Halen |
| ***Entity Title:*** | |
| ***Address:*** | 1720 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Property Owner |
| ***Entity Name:*** | Tom Stull |
| ***Entity Title:*** | |
| ***Address:*** | 1720 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | United States |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | (909) 947-2723 |

| | |
|---|---|
| ***Affil Type Desc:*** | Operator |
| ***Entity Name:*** | Tom Stull |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | (909) 947-2723 |

| | |
|---|---|
| ***Affil Type Desc:*** | CUPA District |

| | |
|---|---|
| ***Entity Name:*** | San Bernardino County Fire |
| ***Entity Title:*** | |
| ***Address:*** | 620 South E Street |
| ***City:*** | San Bernardino |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 92415-0153 |
| ***Phone:*** | (909) 386-8401 |

| | |
|---|---|
| ***Affil Type Desc:*** | Identification Signer |
| ***Entity Name:*** | Jo Nell Bevington |
| ***Entity Title:*** | HR Director |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Document Preparer |
| ***Entity Name:*** | Jo Nell Bevington |
| ***Entity Title:*** | |
| ***Address:*** | |
| ***City:*** | |
| ***State:*** | |
| ***Country:*** | |
| ***Zip Code:*** | |
| ***Phone:*** | |

| | |
|---|---|
| ***Affil Type Desc:*** | Facility Mailing Address |
| ***Entity Name:*** | Mailing Address |
| ***Entity Title:*** | |
| ***Address:*** | 1720 S BON VIEW |
| ***City:*** | ONTARIO |
| ***State:*** | CA |
| ***Country:*** | |
| ***Zip Code:*** | 91761 |
| ***Phone:*** | |

| *Map Key* | *Company/Site Name* | *Address* | *Distance (m/ft)* | *Elev Diff (ft)* |
|---|---|---|---|---|
| 54 | ALLIED MECHANICAL PRODUCTS<br>ALLIED MECHANICAL PRODUCTS<br>DBA ALLIED MECHANICAL | 1720 S BON VIEW AVE | 107.24 / 351.85 | 14.0 |

***ASTM Category:*** Federal RCRA generators list

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | NPCOC and PCOC |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |

Preferential Pathway:

Geological Attributes - Hydraulic Barrier:

Geological Attributes - Physical Barrier:

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Records indicate petroleum storage tanks and SQG of PCE. No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

---

***RCRA SQG*** ***ALLIED MECHANICAL PRODUCTS*** ***1720 S BON VIEW AVE ONTARIO 91761*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAR000067926 |
| ***Gen Status Universe:*** | Small Quantity Generator |
| ***Contact Name:*** | JOSEPH GARCIA |
| ***Contact Address:*** | 1720 S BON VIEW AVE , , ONTARIO , CA, 91761 , US |
| ***Contact Phone No and Ext:*** | 909-947-2723 |
| ***Contact Email:*** | |
| ***Contact Country:*** | US |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | Private |
| ***Receive Date:*** | 20000315 |
| ***Location Latitude:*** | 34.042509 |
| ***Location Longitude:*** | -117.637266 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |

| | |
|---|---|
| ***Receive Date:*** | 20000315 |
| ***Handler Name:*** | ALLIED MECHANICAL PRODUCTS |
| ***Federal Waste Generator Code:*** | 2 |
| ***Generator Code Description:*** | Small Quantity Generator |
| ***Source Type:*** | Notification |

***Waste Code Details***

| | |
|---|---|
| ***Hazardous Waste Code:*** | D039 |
| ***Waste Code Description:*** | TETRACHLOROETHYLENE |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Private | ***Street 1:*** | 2951 E LA PALMA AVE |
| ***Name:*** | TOWER INDUSTRIES INC | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ANAHEIM |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 714-630-6981 | ***Country:*** | |
| ***Source Type:*** | Notification | ***Zip Code:*** | 92806 |

***RCRA NON GEN*** ***ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL*** ***1720 S BON VIEW AVE ONTARIO 91761-4411*** ***Federal RCRA generators list***

| | |
|---|---|
| ***EPA Handler ID:*** | CAL000000298 |
| ***Gen Status Universe:*** | No Report |
| ***Contact Name:*** | CHRIS VER HALEN |
| ***Contact Address:*** | 1720 SO BON VIEW , , ONTARIO , CA, 91761 , |
| ***Contact Phone No and Ext:*** | 909-947-2723 |
| ***Contact Email:*** | CHRISV@ALLIEDMECH.COM |
| ***Contact Country:*** | |
| ***County Name:*** | SAN BERNARDINO |
| ***EPA Region:*** | 09 |
| ***Land Type:*** | |
| ***Receive Date:*** | 19891114 |
| ***Location Latitude:*** | 34.042509 |
| ***Location Longitude:*** | -117.637266 |

***Violation/Evaluation Summary***

| | |
|---|---|
| ***Note:*** | NO RECORDS: As of Jan 2021, there are no Compliance Monitoring and Enforcement (violation) records associated with this facility (EPA ID). |

***Handler Summary***

| | |
|---|---|
| ***Importer Activity:*** | No |
| ***Mixed Waste Generator:*** | No |
| ***Transporter Activity:*** | No |
| ***Transfer Facility:*** | No |
| ***Onsite Burner Exemption:*** | No |
| ***Furnace Exemption:*** | No |
| ***Underground Injection Activity:*** | No |

| | |
|---|---|
| ***Commercial TSD:*** | No |
| ***Used Oil Transporter:*** | No |
| ***Used Oil Transfer Facility:*** | No |
| ***Used Oil Processor:*** | No |
| ***Used Oil Refiner:*** | No |
| ***Used Oil Burner:*** | No |
| ***Used Oil Market Burner:*** | No |
| ***Used Oil Spec Marketer:*** | No |

***Hazardous Waste Handler Details***

| | |
|---|---|
| ***Sequence No:*** | 1 |
| ***Receive Date:*** | 19891114 |
| ***Handler Name:*** | ALLIED MECHANICAL PRODUCTS DBA ALLIED MECHANICAL |
| ***Source Type:*** | Implementer |
| ***Federal Waste Generator Code:*** | N |
| ***Generator Code Description:*** | Not a Generator, Verified |

***Owner/Operator Details***

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Owner | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 5699 HAPPY CANYON ROD |
| ***Name:*** | TOWER INDUSTRIES INC TOM STULL | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | SANTA YNEZ |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 805-686-9072 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 93460-0000 |

| | | | |
|---|---|---|---|
| ***Owner/Operator Ind:*** | Current Operator | ***Street No:*** | |
| ***Type:*** | Other | ***Street 1:*** | 1720 SO BON VIEW |
| ***Name:*** | CHRIS VER HALEN | ***Street 2:*** | |
| ***Date Became Current:*** | | ***City:*** | ONTARIO |
| ***Date Ended Current:*** | | ***State:*** | CA |
| ***Phone:*** | 909-947-2723 | ***Country:*** | |
| ***Source Type:*** | Implementer | ***Zip Code:*** | 91761 |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 55 | NEFF CONSTRUCTION, INC. | 1701 S BON VIEW AVE | 110.35 / 362.04 | 15.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | N/A |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |

Geological Attributes - Soil Geology:

Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
Handling of unknown hazardous materials. No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

| | | | |
|---|---|---|---|
| ***SANBERN CUPA*** | ***NEFF CONSTRUCTION, INC.*** | ***1701 S BON VIEW AVE ONTARIO 91761*** | ***State and Tribal registered storage tank lists*** |

***Facility ID:*** FA0004194
***Owner Info:*** NEFF CONSTRUCTION, INC
***Mailing Care of:***
***Mailing Address 1:*** 1701 S BON VIEW 104
***Mailing Address 2:***
***Mailing City:*** ONTARIO
***Mailing State:*** CA
***Mailing Zip:*** 91761-9176

***Detail(s)***

***Permit ID:*** PT0008900
***Status:*** INACTIVE
***Program Element Code:*** 4221
***Permit Desc:*** HAZMAT HANDLER 0-10 EMPLOYEES
***To:*** 8/31/2008

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 56 | SOUTHTOWN INDUSTRIAL PARK | 1701, 1703, 1705, 1707 S. BON FRANCIS | 113.39 / 372.02 | 15.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Petroleum Hydrocarbon Chemicals of Concern (PCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

| | | | |
|---|---|---|---|
| ***HHSS*** | ***SOUTHTOWN INDUSTRIAL PARK*** | ***1701, 1703, 1705, 1707 S. BON FRANCIS ONTARIO 91761*** | ***State and Tribal registered storage tank lists*** |

***County:*** San Bernardino
***Pdf File Url:*** http://geotracker.waterboards.ca.gov/ustpdfs/pdf/0002a3ea.pdf

| Map Key | Company/Site Name | Address | Distance (m/ft) | Elev Diff (ft) |
|---|---|---|---|---|
| 59 | SOUTHTOWN INDUSTRIAL PARK | 1701 S BON VIEW | 117.61 / 385.85 | 16.0 |

***ASTM Category:*** State and Tribal registered storage tank lists

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Petroleum Hydrocarbon Chemicals of Concern (PCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The standard environmental record sources are reviewed and identified that there are not known or suspected sources of COC-contamination within the established area of concern (AOC). (ASTM E2600 8.3.1)
No records were identified that indicate a release to the environment that has the potential to impact the Target Property.

***UST SWEEPS*** ***SOUTHTOWN INDUSTRIAL PARK*** ***1701 S BON VIEW ONTARIO*** ***State and Tribal registered storage tank lists***

| | | | |
|---|---|---|---|
| ***C C:*** | A36-000-4588 | ***D Filename:*** | SITE10A |
| ***BOE:*** | 44-019895 | ***Page No:*** | 141 |
| ***Comp:*** | 4588 | ***County:*** | SAN BERNARDINO |
| ***Status:*** | ACTIVE | ***State :*** | CA |
| ***No of Tanks:*** | 2 | ***Zip:*** | 91761 |
| ***Jurisdict:*** | SAN BERNARDINO COUNTY | ***Latitude:*** | 34.042743 |
| ***Agency:*** | ENVIRONMENTAL HEALTH - U.S.T. | ***Longitude:*** | -117.637152 |
| ***Phone:*** | | ***Georesult:*** | S5HP--SCZA |

***Tank Details***

| | | | |
|---|---|---|---|
| ***Tank ID:*** | 000002 | ***S Contain:*** | |
| ***O Tank ID:*** | 2 | ***Stg:*** | P |
| ***SWRCB No:*** | 36-000-004588-000002 | ***Storage :*** | |
| ***Removed:*** | | ***Storag Type:*** | PRODUCT |
| ***Installed:*** | | ***P Contain:*** | |
| ***A Date:*** | 07-01-85 | ***Content:*** | REG UNLEADED |
| ***Capac:*** | 4000 | ***ONA:*** | |
| ***Tank Use:*** | M.V. FUEL | ***D File Name:*** | TANK10A |

***Tank Details***

| | | | |
|---|---|---|---|
| ***Tank ID:*** | 000001 | ***S Contain:*** | |
| ***O Tank ID:*** | 1 | ***Stg:*** | P |
| ***SWRCB No:*** | 36-000-004588-000001 | ***Storage :*** | |
| ***Removed:*** | | ***Storag Type:*** | PRODUCT |

| | | | |
|---|---|---|---|
| ***Installed:*** | | ***P Contain:*** | |
| ***A Date:*** | 07-01-85 | ***Content:*** | REG UNLEADED |
| ***Capac:*** | 6000 | ***ONA:*** | |
| ***Tank Use:*** | M.V. FUEL | ***D File Name:*** | TANK10A |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 60 | ONTARIO DRUMS | 1516 SOUTH BON VIEW | 179.37 / 588.49 | 26.0 |

***ASTM Category:*** Federal NPL site list

***Vapor Encroachment Details***

Impact on Target Property: VEC does not exist
Conditions: Non-Petroleum Chemicals of Concern (NPCOC)
Groundwater Flow Gradient: Up-Gradient
Flow is based on the following:
Preferential Pathway:
Geological Attributes - Hydraulic Barrier:
Geological Attributes - Physical Barrier:
Geological Attributes - Soil Geology:
Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Release of corrosive liquid with excavation of impacted soil. Orion does not consider the release a VEC for the Target Property based on (1) the apparent speed and effectiveness of the emergency response in removing the source of the release, (2) the relatively deep groundwater table, (3) the lack of evidence suggesting another release is likely to occur based on current site operations, and (4) the lack of regulatory agency-mandated long-term remediation.

***SEMS*** ***ONTARIO DRUMS*** ***1516 SOUTH BON VIEW ONTARIO 91761*** ***Federal NPL site list***

| | | | |
|---|---|---|---|
| ***EPA ID:*** | CAN000906085 | ***County:*** | SAN BERNARDINO |
| ***Site ID:*** | | ***Latitude:*** | |
| ***NPL:*** | | ***Longitude:*** | |
| ***Federal Facility:*** | | ***County Name(MAP):*** | SAN BERNARDINO |
| ***Non NPL Status:*** | | ***Latitude83(MAP):*** | 34.04456 |
| ***SuperF Alt Agrmnt:*** | | ***Longitude83(MAP):*** | -117.63726 |
| ***FIPS Code:*** | | ***Region:*** | |
| ***Date SEMS List:*** | 28-JAN-2021 | ***Cong District:*** | |
| ***Primary Name(MAP):*** | ONTARIO DRUMS | | |
| ***Loc Address(MAP):*** | 1516 SOUTH BON VIEW | | |
| ***City Name(MAP):*** | ONTARIO | | |
| ***State Code(MAP):*** | CA | | |
| ***Postal Code(MAP):*** | 91761-4407 | | |
| ***Site Name:*** | ONTARIO DRUMS | | |
| ***Street Address:*** | 1516 SOUTH BON VIEW | | |
| ***Street Address 2:*** | | | |
| ***City:*** | ONTARIO | | |
| ***State:*** | CA | | |
| ***Zip:*** | 91761 | | |

***Site Level Information***

| | | | |
|---|---|---|---|
| ***Site ID:*** | 0906085 | ***Superfund Alt Agmt:*** | No |
| ***NPL:*** | Not on the NPL | ***FIPS Code:*** | 06071 |
| ***Federal Facility:*** | No | ***Cong District:*** | |
| ***FF Docket:*** | No | ***Region:*** | 09 |
| ***Non NPL Status:*** | Removal Only Site (No Site Assessment Work Needed) | | |

***Action Information***

| | | | |
|---|---|---|---|
| ***Site ID:*** | 0906085 | ***Start Actual:*** | 05/19/2004 |
| ***Operable Units:*** | 00 | ***Finish Actual:*** | 05/21/2004 |
| ***Action Code:*** | RV | ***Qual:*** | C |
| ***Action Name:*** | RMVL | ***Curr Action Lead:*** | EPA Perf |
| ***SEQ:*** | 1 | | |

***REST Information***

| | | | |
|---|---|---|---|
| ***Registry ID:*** | 110017865933 | ***Ref Point Desc:*** | CENTER OF A FACILITY OR STATION |
| ***Active Status:*** | NOT ON THE NPL | ***HUC8 Code:*** | 18070203 |
| ***Interest Type:*** | SUPERFUND (NON-NPL) | ***Public Ind:*** | Y |
| ***Fac Url:*** | https://ofmpub.epa.gov/frs_public2/fii_query_detail.disp_program_facility?p_registry_id=110017865933 | | |
| ***Program Url:*** | | | |
| ***Pgm Report:*** | no data yet | | |
| ***Collect Mth Desc:*** | ADDRESS MATCHING-HOUSE NUMBER | | |
| ***Accuracy Value:*** | 30 | | |

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 61 | ONTARIO DRUMS | 1516 SOUTH BON VIEW | 192.86 / 632.73 | 28.0 |

***ASTM Category:*** Federal CERCLIS list

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | Non-Petroleum Chemicals of Concern (NPCOC) |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet below ground surface. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-DCA. Subsequent risk assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. The site was closed with a land use restriction that requires the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions.

| | | | |
|---|---|---|---|
| ***CERCLIS*** | ***ONTARIO DRUMS*** | ***1516 SOUTH BON VIEW<br>ONTARIO 91761*** | ***Federal CERCLIS list*** |

| | | | |
|---|---|---|---|
| ***Site ID:*** | 0906085 | ***RNPL Status Code:*** | N |
| ***Site EPA ID:*** | CAN000906085 | ***NPL Status:*** | Not on the NPL |
| ***Site Street Address 2:*** | | ***RFED Facility Code:*** | N |
| ***Site County Name:*** | SAN BERNARDINO | ***RFED Facility Desc:*** | Not a Federal Facility |
| ***Site FIPS Code:*** | 06071 | ***USGS Hydro Unit No.:*** | |
| ***Region Code:*** | 09 | ***Site Cong. Dist. Code:*** | |
| ***Site SMSA No.:*** | | ***ROT Desc:*** | |
| ***Site Prim. Latitude:*** | +34.171874 | ***FR NPL Update No.:*** | |
| ***Site Prim. Longitude:*** | -011.838722 | ***RFRA Code:*** | |
| ***Lat Long Source:*** | | | |

***RNON NPL Status Desc:*** Removal Only Site (No Site Assessment Work Needed)

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| ***Person ID:*** | 9270721.00 |
| ***First Name:*** | Robert |
| ***Last Name:*** | Wise |
| ***Phone No.:*** | 5624996312 |
| ***Email:*** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| ***Person ID:*** | 13004003.00 |
| ***First Name:*** | Carl |
| ***Last Name:*** | Brickner |
| ***Phone No.:*** | |
| ***Email:*** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| ***Person ID:*** | 13003858.00 |
| ***First Name:*** | Sharon |
| ***Last Name:*** | Murray |
| ***Phone No.:*** | 4159724250 |
| ***Email:*** | |

***CERCLIS Site Contact Name(s)***

| | |
|---|---|
| ***Person ID:*** | 13003854.00 |
| ***First Name:*** | Leslie |
| ***Last Name:*** | Ramirez |
| ***Phone No.:*** | 4159723978 |
| ***Email:*** | |

***CERCLIS Assess History***

| | | | |
|---|---|---|---|
| ***OU ID:*** | 00 | ***RALT Short Name:*** | |
| ***Act Code ID:*** | | ***Act Start Date:*** | |
| ***RAT Code:*** | | ***Act Complete Date:*** | |
| ***RAT Short Name:*** | | ***AGT Order No.:*** | 0 |
| ***RAT Name:*** | | ***SH OU:*** | |

| | | | |
|---|---|---|---|
| ***RAT Hist. Only Flag:*** | | ***SH Code:*** | |
| ***RAT NSI Indicator:*** | | ***SH Seq:*** | |
| ***RAT Level:*** | | ***SH Start Date:*** | |
| ***RAT DEF OU:*** | | ***SH Complete Date:*** | |
| ***RFBS Code:*** | | ***SH Lead:*** | |
| ***SPA Code:*** | | | |
| ***RAT Def:*** | | | |
| ***Site Desc:*** | No description available<br>. | | |
| ***Site Alias:*** | No alias data available | | |

***CERCLIS Assess History***

| | | | |
|---|---|---|---|
| ***OU ID:*** | 00 | ***RALT Short Name:*** | EPA Fund |
| ***Act Code ID:*** | 001 | ***Act Start Date:*** | 5/19/2004 00:00:00 |
| ***RAT Code:*** | RV | ***Act Complete Date:*** | 5/21/2004 00:00:00 |
| ***RAT Short Name:*** | RMVL | ***AGT Order No.:*** | 70 |
| ***RAT Name:*** | REMOVAL | ***SH OU:*** | |
| ***RAT Hist. Only Flag:*** | | ***SH Code:*** | |
| ***RAT NSI Indicator:*** | B | ***SH Seq:*** | |
| ***RAT Level:*** | 1 | ***SH Start Date:*** | |
| ***RAT DEF OU:*** | 00 | ***SH Complete Date:*** | |
| ***RFBS Code:*** | V | ***SH Lead:*** | |
| ***SPA Code:*** | 08 | | |
| ***RAT Def:*** | Response action that requires expeditious attention to reduce imminent and substantial dangers to human health, welfare, or the environment or an emergency response required within hours or days to address acute situations involving actual or potential threat to human health, the environment, or real or personal property due to the release of a hazardous substance. Characterization of a removal action as removal, not immediate removal or planned removal, started at the beginning of FY 1987. This code now takes the place of immediate removal (IR) and planned removal (PR). | | |
| ***Site Desc:*** | | | |
| ***Site Alias:*** | | | |

---

| ***Map Key*** | ***Company/Site Name*** | ***Address*** | ***Distance (m/ft)*** | ***Elev Diff (ft)*** |
|---|---|---|---|---|
| 62 | OAKWOOD INTERIORS SITE | 1333 S BON VIEW AVE | 329.7 / 1081.69 | 46.0 |

***ASTM Category:*** State and tribal equivalent CERCLIS

***Vapor Encroachment Details***

| | |
|---|---|
| Impact on Target Property: | VEC does not exist |
| Conditions: | NPCOC and PCOC |
| Groundwater Flow Gradient: | Up-Gradient |
| Flow is based on the following: | |
| Preferential Pathway: | |
| Geological Attributes - Hydraulic Barrier: | |
| Geological Attributes - Physical Barrier: | |
| Geological Attributes - Soil Geology: | |

Comments:

The geologic, hydrologic, hydrogeologic, and topographic characteristics of a site indicates that vapors would not migrate from the contaminated soil or groundwater or both to the TP. (ASTM E2600 8.3.2)
Remaining impacts in soil are separated from groundwater, which is estimated to be at a depth greater than 300 feet below ground surface. VOCs detected in soil vapor samples were below California Human Health Screening Levels with the exception of PCE and 1,1-DCA. Subsequent risk

assessment indicated that risk levels were below applicable thresholds for commercial/industrial scenarios, while the potential residential scenario was not evaluated. The site was closed with a land use restriction that requires the concrete/asphalt cover to be maintained to eliminate risk to current and future commercial/industrial workers. DTSC expressed concerns regarding construction and intrusive workers and recommended appropriate actions be taken to address these scenarios such avoiding fugitive emissions.

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***ENVIROSTOR*** ***OAKWOOD INTERIORS SITE*** ***1333 S BON VIEW AVE ONTARIO 91761*** ***State and tribal equivalent CERCLIS***

| | | | |
|---|---|---|---|
| ***Estor/EPA ID:*** | 36340065 | ***Assembly District:*** | 52 |
| ***Site Code:*** | 400844 | ***Senate District:*** | 20 |
| ***Nat Priority List:*** | NO | ***Permit Renewal Lead:*** | |
| ***APN:*** | 1049-421-01, 1049-421-02, 1049-431-06, 104942101, 104942102, 104943106 | ***Public Partici Spclst:*** | TIMOTHY CHAUVEL |
| ***Census Tract:*** | 6071001803 | ***Project Manager:*** | RANIA ZABANEH |
| ***Site Type:*** | VOLUNTARY CLEANUP | ***County:*** | SAN BERNARDINO |
| ***Address Description:*** | 1333 S BON VIEW AVE | ***Latitude:*** | 34.0490408891814 |
| ***Office:*** | CLEANUP CYPRESS | ***Longitude:*** | -117.636152613439 |
| ***Special Program:*** | VOLUNTARY CLEANUP PROGRAM | ***Acres:*** | 9.8 ACRES |
| ***Funding:*** | SITE PROPONENT | ***Supervisor:*** | MARYAM TASNIF-ABBASI |

***Cleanup Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 12/15/2008

***Cleanup Oversight Agencies:*** DTSC - SITE CLEANUP PROGRAM - LEAD AGENCY

***School District:***

***Past Use that Caused Contam:*** METAL PLATING - CHROME

***Potential Media Affected:*** OTHER GROUNDWATER AFFECTED (USES OTHER THAN DRINKING WATER), SOIL

***Potential Contamin of Concern:***

ARSENIC

***Site History:***

The site was owned by Cirus & Bernette Harding until 1961. The southern 3 acres were acquired by Montclair Motor Homes Inc. The earliest known industrial use was for the storage and repair of motor homes by Montclair. The site was leased in 1964 to Keystone Bumper and Automotive. Activities included distribution of automotive wheels and bumpers used for polishing, plating, and final finishing of wheels and bumpers. In 1968 Keystone became the owner and sole tenant. In the 1980's, Intermark Inc. acquired Keystone. Keystone Company's name changed to Dynmark in 1985 and filed bankruptcy in 1991. In 1992, the operations terminated. Dynmark conducted six different types of operations in Bldg. 3: paint line, plating line, paint spray booth, casting and aluminum machining, a strip line, and a casting and machining area. Chemicals used were cleaning solution, chromic acid and phosphate rinsing solution, and hexavalent chromium. Nickel and zinc chemicals were used in dip tanks to plate the wheels. Biocides were reportedly used in the coolant tower. Hydraulic fluid and dye lubricant were used to operate and maintain the casting machinery. Molten aluminum, sulfuric acid, and lead were also used. The site was vacant from 1992 until 1996 when Bon View purchased it from the U.S. Bankruptcy Court and converted the facility into an Oak Furniture manufacturing business. The chemicals used in furniture manufacturing consisted of stain, acetone, water-based lacquer thinner, and motor oil stored in approximately 30 55-gallon drums. The name of the current occupant of the site is Oakwood Interiors located at 1333 South Bonview Avenue in Ontario, CA. The site is in an industrial area. The site was bought by the City of Ontario and remodeled for municipal offices.

The site was investigated and certified with a land use covenant due to contamination left in place with LUC inspections conducted annually to ensure that the contamination under the cap is not disturbed.

***Status:*** CERTIFIED O&M - LAND USE RESTRICTIONS ONLY - LAND USE RESTRICTIONS

***A2 Program Type:*** VOLUNTARY CLEANUP

***CalEnviroScreen Score:*** 96-100%

***Summary Link:*** http://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=36340065

***Land Use Restrictions***

***Site Management Requirements:***
DAY CARE CENTER PROHIBITED
ELDER CARE CENTER PROHIBITED
HOSPITAL USE PROHIBITED
NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL
PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED
RESIDENCE USE PROHIBITED

***Title:*** Deed Restriction / LUC

***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/view_document?docurl=/public/deliverable_documents/9750440299/City%20of%20Ontario%20Covenant%20Envrironmental%20Restriciton%2Epdf

***Date Recorded:*** 12/9/2008

***Completed Activities***

***Title:*** Annual LUC Inspection & Report 2018 (for 2017)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60424754
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/14/2018
***Comments:*** Received the report via email in a pdf and then the hardcopy in the mail upon request.

***Title:*** Yearly Cost Estimate Letter & REW for FY 16/17
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60421632
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 10/5/2016
***Comments:*** Yearly cost estimate letter and REW for FY 16/17 sent to RP.

***Title:*** Annual LUC Inspection & Report 2016 (for 2015)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60395563
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/22/2016
***Comments:*** DTSC received the inspection report for 2016 from the City of Ontario (owner). No earth disturbance and no violations of the LUC.

***Title:*** Annual Cost Estimation Letter & REW FY 17/18
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60438371
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 11/27/2017
***Comments:*** DTSC sent annual cost estimation letter and REW to RP.

***Title:*** LUC Annual Inspection & Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60261190
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/28/2011

***Comments:*** Annual LUC site inspection and report completed.

***Title:*** Soil Management Plan
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6020195
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Soils Management Plan
***Date Completed:*** 12/9/2008
***Comments:*** Soil Management Plan completed.

***Title:*** Site Investigation Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442296
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Site Characterization Report
***Date Completed:*** 11/6/2006
***Comments:*** The objective of the SI is to further assess the site for the possible presence of elevated concentrations of various chemical compounds at the site. This SI report describes site investigation activities performed to provide additional subsurface information to supplement previous environmental investigations performed at the Site. Based upon the results of the site investigation, the nature and extent of the contaminants have been delineated such that potential risks to human health and the environment can be conservatively assessed. DTSC's previous comments regarding the SI have been adequately addressed. Therefore, DTSC hereby approves the SI.

***Title:*** Voluntary Cleanup Agreement
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005238
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Standard Voluntary Agreement
***Date Completed:*** 6/30/2000
***Comments:*** DTSC entered into a Voluntary Cleanup Agreement (VCA) with Bon View Corporation (Proponent) to review and comment on reports of prior investigations and remediation conducted at Oakwood Interiors Site. All prior activities at the Site were conducted without DTSC oversight. The materials were deemed not to be equivalent to a PEA and a PEA has been requested.

***Title:*** Annual Cost Estimate FY 18/19
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451800
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/14/2018
***Comments:*** DTSC sent cost estimate to RP.

***Title:*** Certification Package
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6012762
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***

***Document Type:*** Certification
***Date Completed:*** 12/15/2008
***Comments:*** Site has been certified with an LUC recorded with the County of San Bernardino.

***Title:*** 2020 LUC Site Inspection & Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60475783
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/12/2020
***Comments:*** Report submitted by City of Ontario and accepted by DTSC.

***Title:*** Yearly Cost Estimation Letter for FY 15/16
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60397940
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 8/20/2015
***Comments:*** DTSC mailed annual cost estimation letter to RP on 8/19/2015 and emailed it to RP on 8/20/2015.

***Title:*** LUC annual inspection & report 2014
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60348022
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 4/9/2014
***Comments:***

***Title:*** Site-Specific Health Risk Assessment
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=60442294
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Risk Assessment Report
***Date Completed:*** 3/5/2007
***Comments:*** DTSC revised HRA to minimize turnaround time. See attached DTSC letter dated 4/30/2007

***Title:*** Annual LUC Inspection Report 2015 (for 2014)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60387817
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 5/18/2015
***Comments:*** DTSC completed review of annual LUC inspection report submitted by RP. DTSC did not visit the site in 2015.

***Title:*** Annual LUC site inspection & report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60317292
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 2/20/2013
***Comments:*** Site visit on 2/4/2013 & DTSC report completed. Owner submitted their report on 2/15/2013 as per the LUC.

***Title:*** LUC Annual Inspection Report
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60193597
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 5/19/2010
***Comments:***

***Title:*** Annual Cost Estimate letter 2008
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6011835
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Correspondence
***Date Completed:*** 11/5/2007
***Comments:*** 2008 Annual Cost Estimate letter sent.

***Title:*** VCA Amendment
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=5005237
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Amendment - Order/Agreement
***Date Completed:*** 6/25/2002
***Comments:*** DTSC has entered into a Voluntary Cleanup Agreement with Bon View (Oakwood) for an RI/FS.

***Title:*** Annual LUC Inspection & Report 2019 (for 2018)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60449138
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 3/12/2019
***Comments:*** RP submitted annual LUC inspection report.

***Title:*** Proposed installation of a building at 1333 S Bon View in Ontario (not in LUC area)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60432029
***Area Name:***
***Area Link:***

***Sub Area:***
***Sub Area Link:***
***Document Type:*** Correspondence
***Date Completed:*** 2/20/2018
***Comments:*** Received the designs for the construction in hardcopy and the since the construction work is not being conducted in the restricted areas, DTSC PM gave okay to proceed.

***Title:*** Annual Oversight Cost Estimate FY 14/15
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60381271
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/10/2014
***Comments:*** Sent annual cost estimate letter with REW to Mike Sigsbee of the City of Ontario (RP) for FY 14/15.

***Title:*** Annual Cost Estimation Letter & REW FY 20/21
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60485958
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/29/2020
***Comments:*** Cost Estimation Letter & REW emailed to Michael Sigsbee of the City of Ontario.

***Title:*** Annual Cost Estimate FY 19/20
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60451801
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Annual Oversight Cost Estimate
***Date Completed:*** 9/26/2019
***Comments:*** CE Letter & REW emailed to RP on 9/30/2019.

***Title:*** Annual LUC Inspection & Report 2017 (for 2016)
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=60406066
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction - Site Inspection/Visit
***Date Completed:*** 3/13/2017
***Comments:*** DTSC received RP's annual LUC inspection report.

***Title:*** Deed Restriction / LUC
***Title Link:*** http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&enforcement_id=6010815
***Area Name:***
***Area Link:***
***Sub Area:***
***Sub Area Link:***
***Document Type:*** Land Use Restriction

| | |
|---|---|
| ***Date Completed:*** | 12/9/2008 |
| ***Comments:*** | LUC recorded with County of San Bernardino. |
| ***Title:*** | Site Investigation Workplan |
| ***Title Link:*** | http://www.envirostor.dtsc.ca.gov/public/final_documents2?global_id=36340065&doc_id=6007842 |
| ***Area Name:*** | |
| ***Area Link:*** | |
| ***Sub Area:*** | |
| ***Sub Area Link:*** | |
| ***Document Type:*** | Remedial Investigation Workplan |
| ***Date Completed:*** | 2/15/2006 |
| ***Comments:*** | Approval of Workplan and proceed work on Report. |

# Appendix: Database Descriptions

The following are data source listings found in the attached report. For full descriptions, please refer to the associated ERIS Database Report.

| *DB* | *Database Name* | *Publication Date* | *Source* | *Classification* | *ASTM Category* |
|---|---|---|---|---|---|
| CERCLIS | Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS | Oct 25, 2013 | Federal | Standard | Federal CERCLIS list |
| CERS TANK | California Environmental Reporting System (CERS) Tanks | Feb 9, 2021 | State | Standard | State and Tribal registered storage tank lists |
| ENVIROSTOR | EnviroStor Database | Jan 13, 2021 | State | Standard | State and tribal equivalent CERCLIS |
| HHSS | Historical Hazardous Substance Storage Information Database | Aug 27, 2015 | State | Standard | State and Tribal registered storage tank lists |
| HWP | EnviroStor Hazardous Waste Facilities | Jan 13, 2021 | State | Standard | State Hazardous Waste Facilities |
| RCRA LQG | RCRA Generator List | Jan 22, 2021 | Federal | Standard | Federal RCRA generators list |
| RCRA NON GEN | RCRA Non-Generators | Jan 22, 2021 | Federal | Standard | Federal RCRA generators list |
| RCRA SQG | RCRA Small Quantity Generators List | Jan 22, 2021 | Federal | Standard | Federal RCRA generators list |
| RCRA TSD | RCRA non-CORRACTS TSD Facilities | Jan 22, 2021 | Federal | Standard | Federal RCRA non-CORRACTS TSD facilities list |
| SANBERN CUPA | San Bernardino County - CUPA List | Mar 4, 2021 | County | Standard | State and Tribal registered storage tank lists |
| SEMS | SEMS List 8R Active Site Inventory | Jan 28, 2021 | Federal | Standard | Federal NPL site list |
| UST SWEEPS | Statewide Environmental Evaluation and Planning System | Oct 1, 1994 | State | Standard | State and Tribal registered storage tank lists |
| CERS HAZ | California Environmental Reporting System (CERS) Hazardous Waste Sites | Feb 9, 2021 | State | Non Standard | State Hazardous Waste Facilities |
| CHMIRS | California Hazardous Material Incident Report System (CHMIRS) | Jan 21, 2021 | State | Non Standard | State and Tribal Spill sites list |
| DELISTED HAZ | Delisted Environmental Reporting System (CERS) Hazardous Waste Sites | Nov 29, 2018 | State | Non Standard | State Hazardous Waste Facilities |
| EMISSIONS | Toxic Pollutant Emissions Facilities | Dec 31, 2018 | State | Non Standard | Others |
| FINDS/FRS | Facility Registry Service/Facility Index | Nov 2, 2020 | Federal | Non Standard | Others |
| HAZNET | Hazardous Waste Manifest Data | Oct 24, 2016 | State | Non Standard | Others |
| ICIS | Integrated Compliance Information System (ICIS) | Jan 6, 2021 | Federal | Non Standard | Others |
| PCB | Polychlorinated Biphenyl (PCB) Notifiers | Nov 19, 2020 | Federal | Non Standard | Others |
| SSTS | Registered Pesticide Establishments | Mar 31, 2020 | Federal | Non Standard | Others |

RESOLUTION NO. PC21-094

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PGPA21-004, A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT OF THE POLICY PLAN (ATTACHMENT A), AND AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN, REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN), ESTABLISHING AN AFFORDABLE HOUSING OVERLAY, AND MAKING FINDINGS IN SUPPORT THEREOF (ATTACHMENTS B AND C) (PART OF CYCLE 1 FOR THE 2022 CALENDAR YEAR).

WHEREAS, CITY OF ONTARIO has filed an Application for the approval of a General Plan Amendment, File No. PGPA21-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, State law requires all local governments within the Southern California Association of Government area to prepare and adopt their 6th Cycle Housing Element by October 15, 2021 (or within 120 days); and

WHEREAS, the City of Ontario conducted a virtual open house on June 14, 2021 to gain input from impacted property owners; and

WHEREAS, the City of Ontario conducted a virtual community meeting on June 28, 2021 to gain input from members of the public; and

WHEREAS, the City of Ontario conducted a follow virtual open house on July 29, 2021 to gain input from members of the public; and

WHEREAS, the CITY OF ONTARIO adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibit LU-01: Official Land Use Plan further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Attachments B and C to establish an Affordable Housing Overlay; and

WHEREAS, the purpose of the Affordable Housing Overlay is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021 the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001. The Addendum finds that the proposed project introduces no new significant

environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the

specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental environmental impact report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts

of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning Commission hereby concludes as follows:

(1) The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan; and

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

- LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed General Plan Amendment is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally, and aesthetically suited to corridors.

Compliance: The proposed General Plan Amendment supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

  - H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed General Plan Amendment is consistent with the policy to support a diverse housing type throughout Ontario.

  - H2-6: Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed General Plan Amendment supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

- H3-2: Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed General Plan Amendment supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2: Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed General Plan Amendment supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City; and

(3) The Land Use Element is a mandatory element allowed four general plan amendments per calendar year and this general plan amendment is the first amendment to the Land Use Element of the 2022 calendar year consistent with Government Code Section 65358; and

(4) The proposed 2021-2029 Housing Element Update is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs; and

(5) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 5: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning Commission hereby

RECOMMENDS THE CITY COUNCIL APPROVE the proposed General Plan Amendment, as depicted in Attachment A (Ontario Housing Element Update Public Review Draft October 2021), Attachment B (Affordable Housing Overlay), and Attachment C (Policy Plan Land Use Plan (Exhibit LU-01) Revision – Affordable Housing Overlay) of this Resolution.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-094, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021 by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

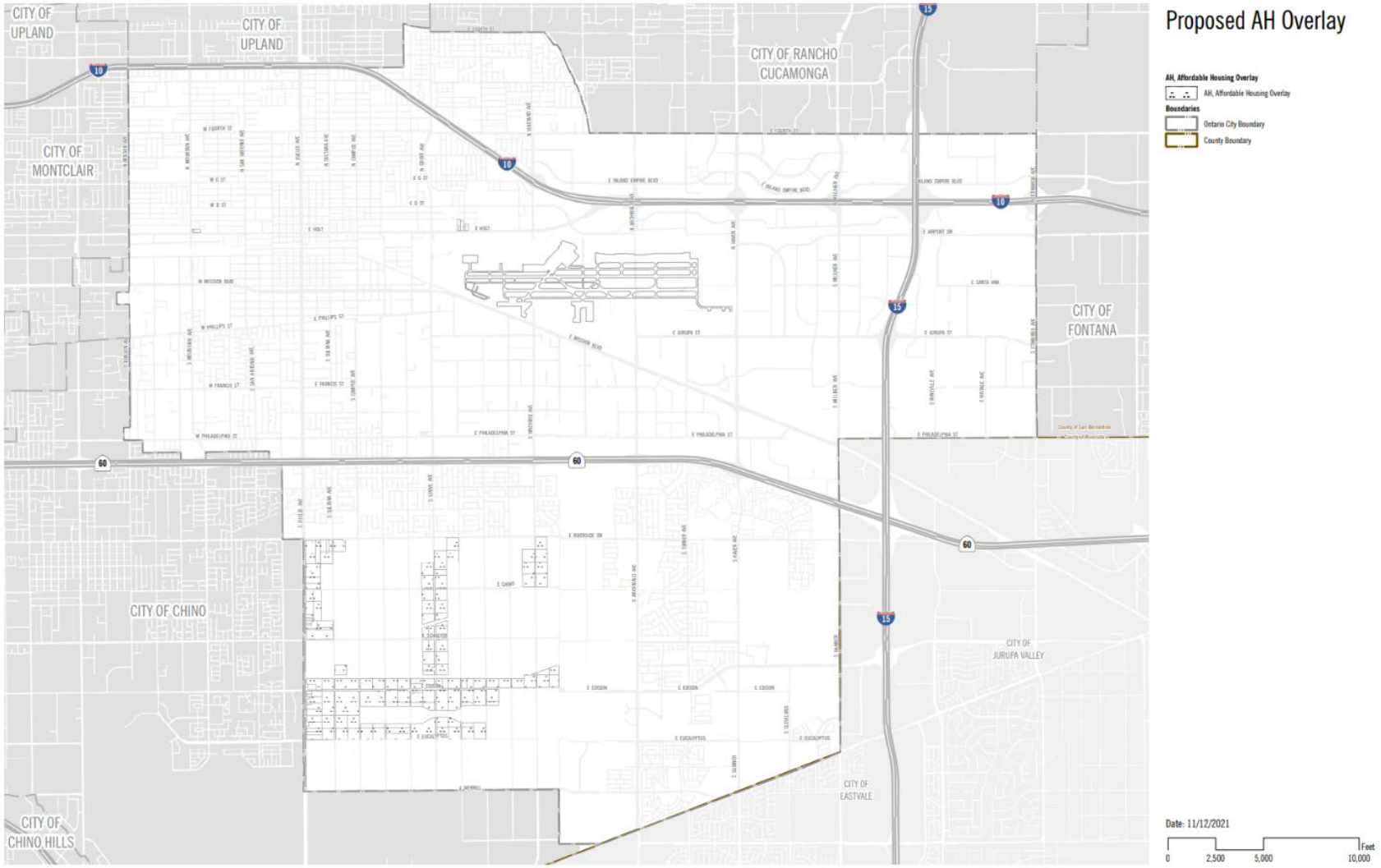
Gwen Berendsen
Secretary Pro Tempore

**ATTACHMENT A:**

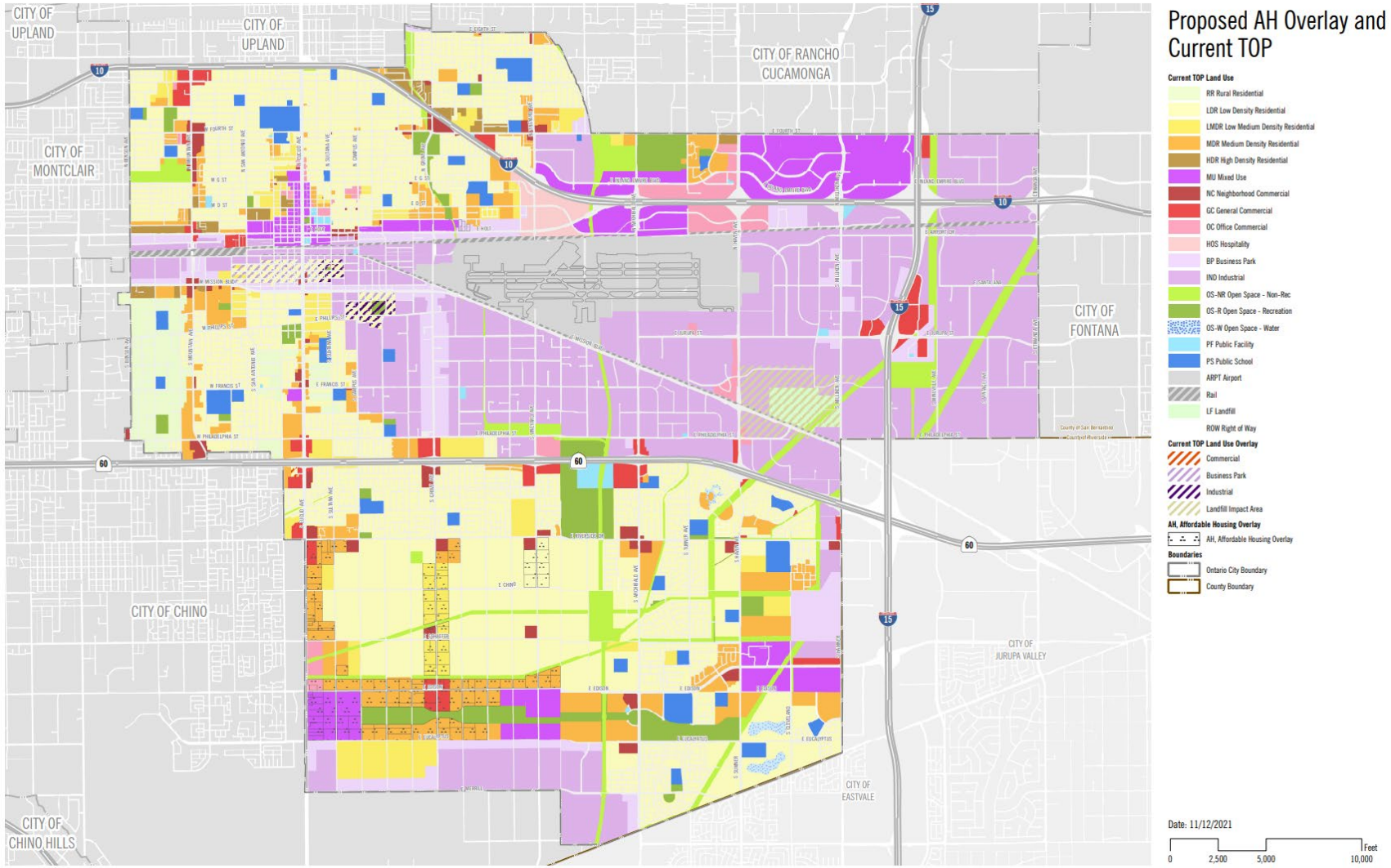
**Ontario Housing Element**
**Public Review Draft October 2021**

*(Draft Housing Element Update to follow this page)*

## ATTACHMENT B: Affordable Housing Overlay



## ATTACHMENT C: Policy Plan Land Use Plan (Exhibit LU-01) Revision – Affordable Housing Overlay





City of Ontario

# Ontario Housing Element

Public Review Draft
October 2021

CITY OF ONTARIO
SOUTHERN CALIFORNIA

PLACEWORKS

CITY OF ONTARIO SOUTHERN CALIFORNIA

## City of Ontario

# Ontario Housing Element

**Public Review Draft | October 2021**

PLACEWORKS

**Prepared By: PlaceWorks**

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# 1. HOUSING ELEMENT

## 1.1 Planning Context

### State Law Requirements

The State of California recognizes the importance of housing and therefore legislates requirements for local jurisdictions to contribute to solutions to meeting their local and regional housing needs. All communities across California are required to prepare a Housing Element every eight years to address their local housing needs and a share of the region's need for housing.

The Housing Element is mandated by Sections 65580 to 65589 of the California Government Code. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, and programs to further the development, improvement, and preservation of housing for all economic segments of their community commensurate with local housing needs.

To that end, the California Government Code requires that Housing Elements achieve legislative goals through the following actions:

- Identify adequate sites to facilitate and encourage the development, maintenance, and improvement of housing for households of all economic levels, including persons with disabilities.
- Remove, as feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all incomes, including those with disabilities.
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve for lower-income households the publicly assisted multifamily housing developments within each community.

The Housing Element must be updated every eight years. The City of Ontario Housing Element covers the period from October 15, 2021, to October 15, 2029.

## The Ontario Plan Consistency

State law requires that "the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city. All elements of The Ontario Plan have been reviewed for consistency in coordination with the update to the Housing Element. The City will continue to maintain Policy Plan consistency.

The City is completing an update to The Ontario Plan concurrently with the Housing Element, including updates to the Circulation Element that will address Assembly Bill (AB) 1358 complete streets requirements, drafting and incorporating Environmental Justice policies and actions, and updating the Safety Element. In addition, per Senate Bill (SB) 379 (California Government Code Section 65302), the City will evaluate and amend as appropriate the Safety and Conservation Elements of The Ontario Plan to include analysis and policies regarding flood hazard and management information.

## Purpose

An adequate supply of quality and affordable housing is fundamental to the economic and social well-being of the residents of Ontario. The Housing Element is required to address the production, preservation, and improvement of housing in the community. Among its most important functions, the Housing Element analyzes existing and future housing needs; addresses constraints to meeting local housing needs; identifies land, financial, and administrative resources for housing; sets forth goals and policies to meet community housing needs; and establishes housing programs and an implementation plan.

## Principles

The City believes:

- A range of housing for all income levels is essential to a complete community.
- The housing stock should match the type and price needed by current and future residents and the workforce, including those with special needs.

- Preserving, maintaining, improving, and creating distinct neighborhoods and the housing stock protects property values and provides a desirable place to live.
- Affordable, quality housing helps attract and retain a qualified workforce and supports a prosperous local economy.

## Content of Housing Element

California Housing Element law prescribes the scope and content of the Housing Element. Pursuant to Section 65583 of the California Government Code, the Housing Element must contain a variety of detailed analyses, listed below.

- Analysis of demographic, social, and housing characteristics; current housing needs; and future housing needs due to population and employment growth and change.
- Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.
- Analysis of governmental and nongovernmental constraints that affect the development, maintenance, and improvement of housing for all income groups and people with disabilities.
- Inventory of resources available to address the city's housing needs, including available land for housing, financial resources, and administrative capacity to manage housing programs.
- Evaluation of the accomplishments of current housing programs and specific programs to address the development, improvement, and conservation of housing to meet current and future needs.
- Documentation of public outreach for the Housing Element and the involvement of the public in shaping housing policies and programs for the 2021–2029 Housing Element.
- Housing goals, policies, and programs to address the production, maintenance, and improvement of housing for all economic segments of the community commensurate with its needs.

The Housing Element Technical Report encompasses all seven topical areas mentioned here, provides a brief synopsis of issues, and then follows with a complete set of goals, policies, and programs to be implemented over the planning period. The City also prepared a web format for ease of public distribution and use by policymakers and housing providers in implementing programs.

The Housing Element is prepared to be consistent with several policy and program plans mandated by the State of California. Most importantly, state law requires the Southern California Association of Governments (SCAG) to determine the amount of housing needed within its six-county region and allocate a share of the regional housing need to each community. Housing Elements are required to incorporate the estimates of housing need reflected in regional housing plans. The Housing Element is also consistent with the City's Consolidated Plan.

## Housing Planning Context

Ontario's housing planning context, like that of many urbanized and growing communities, is influenced by many regional forces. Traditionally, the high cost of housing in the Los Angeles metropolitan region has served as an impetus for housing growth in the Inland Empire. With businesses now moving inland to follow the workforce, the city, like other inland communities, is emerging as a center of economic activity; as such, housing prices are also increasing with economic growth.

The demographics of Ontario have evolved over time, reflecting changes in its industrial base and broad demographic changes reflective of the region. Originally an agricultural community settled by Canadians and Europeans who established the citrus and dairy industries, the city's population gradually became home to a younger Hispanic population. Ontario's demographics are again changing and diversifying, in part due to trends reflective of the Inland Empire and unique to Ontario.

Ontario has also experienced commercial and industrial growth that has transformed the city into the economic engine of the Inland Empire. The development of the Ontario Airport Metro Center and Ontario Ranch will play significant economic roles in reshaping the city's future. Housing development in the Ontario Airport Metro Center area is progressing. Housing development in the Ontario Ranch has been predominantly single-family housing to date, as was expected. Intensification of the mixed-use areas along Interstate 10 and on the east side of the city will also drive economic development while also providing opportunities for housing in close proximity to employment opportunities.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the Cucamonga Creek Channel, future development is expected to occur starting in the south and moving north. Development around the Ontario International Airport will continue to allow a mix of uses including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will allow for a mixture of residential and commercial uses.

The area adjacent to the Chino Airport includes a mixture of warehousing, industrial, and adjacent residential uses. This area will require future infrastructure development to support future land uses and expected to occur within the next three to five years. Additionally, community members have expressed a desire for linear park and mixed-use development in this area.

## Housing Challenges

Although the housing market has experienced significant changes in recent years and will continue to change, it is an appropriate time to plan for the city's future. How we house Ontario's present and future residents and its workforce remains the key challenge to creating the type and quality of community and securing Ontario's future. In this context, Ontario's 2021–2029 Housing Element must address several challenges:

1. Addressing the needs of existing Ontario residents for decent, quality, and affordable housing for residents of all incomes.
2. Ensuring that the city's housing stock matches the type, price, and tenure needed by Ontario's residents and workforce.
3. Creating, preserving, and (where needed) improving the quality and identity of Ontario's distinct neighborhoods.
4. Assisting residents of all ages and backgrounds to allow them to live, work, and enjoy themselves and their families in Ontario.
5. Obtaining financing for affordable housing following the dissolution of the Redevelopment Agency and as tax credits become more competitive make it more difficult to obtain financing for affordable housing.

# 2. HOUSING NEEDS ASSESSMENT

## 2.1 Demographic Profile

A variety of demographic factors influence existing and future housing needs in Ontario. This section describes and analyzes the primary demographic characteristics of population growth and change, household characteristics, special housing needs, and economic trends to provide insight into the type and magnitude of housing needs in the city.

### Population Growth

According to the US Census Bureau's American Community Survey (ACS) 5-Year Estimates, Ontario's 2019 population was 176,760. This represents an increase of approximately 7 percent from the 2010 population of 165,215. Compared to surrounding cities, Ontario's population growth has been minor. Other neighboring cities, such as Eastvale and Chino, have grown more during the same period, with Eastvale growing by approximately 26 percent and Chino growing by 15 percent. These cities, however, have much smaller overall populations and other large cities with population sizes similar to Ontario, such as Rancho Cucamonga, have grown at a rate (10 percent) closer to Ontario's. Table 2-1 shows the population growth rates for Ontario and its neighboring cities.

Table 2-1
Ontario and Neighboring Jurisdictions Population Growth, 2010 to 2019

| *Year* | *2010 Population* | *2019 Population* | *Numeric Change* | *Percentage Change* |
|---|---|---|---|---|
| Ontario | 165,215 | 176,760 | 11,545 | 7% |
| Chino | 77,729 | 89,631 | 11,902 | 15% |
| Eastvale | 49,131 | 62,046 | 12,915 | 26% |
| Fontana | 189,466 | 210,759 | 21,293 | 11% |
| Jurupa Valley | * | 105,653 | N/A | N/A |
| Montclair | 36,704 | 39,155 | 2,451 | 7% |
| Rancho Cucamonga | 160,780 | 176,379 | 15,599 | 10% |
| Upland | 73,887 | 76,596 | 2,709 | 4% |

Source: US Census Bureau ACS 2006-2010, 2015-2019.
*2010 data not available for Jurupa Valley

## Race and Ethnicity

The County of San Bernardino, much like California as a whole, is experiencing racial and ethnic diversification. Table 2-2 displays changes in the race and ethnicity of Ontario residents from 2010 to 2019.

According to the 2015-2019 ACS, Hispanic residents experienced a 9 percent increase and are the largest ethnic group in Ontario, at 70 percent of the population. White and Black/African American residents experienced the most significant decrease, each declining 6 percent. The Asian ethnic group grew by approximately 46 percent, the fastest growth rate of any ethnic group, yet accounts for only 7 percent of the total population. Native Americans/American Indians also grew significantly, by approximately 58 percent, while also comprising less than 1 percent of Ontario's population. All other racial/ethnic groups and multiracial residents grew, as a group, by approximately 21 percent.

### Table 2-2
### Changes in Race and Ethnicity

| *Race and Ethnicity* | *2010* | | *2019* | | *Percentage Change* |
|---|---|---|---|---|---|
| | *Number* | *Percentage* | *Number* | *Percentage* | |
| Hispanic | 113,085 | 69% | 123,668 | 70% | 9% |
| Asian[1] | 8,078 | 5% | 11,817 | 7% | 46% |
| White | 29,898 | 18% | 28,167 | 16% | -6% |
| Black/African American | 9,598 | 6% | 9,013 | 5% | -6% |
| Native American/ American Indian[2] | 361 | 0% | 571 | <1% | 58% |
| All Others[3] | 2,904 | 2% | 3,524 | 2% | 21% |
| Total | 163,924 | 100% | 176,760 | 100% | 8% |

Sources: US Census Bureau 2010; ACS 2015-2019.

1. Asian category includes Asian, Hawaiian, and Pacific Islander.
2. American Indian category includes American Indian, Eskimo, and Aleut.
3. "All others" includes multiracial categories.

## Age Characteristics

The age characteristics of Ontario's residents are related to differences in the type of housing needed. Younger households and seniors typically prefer smaller housing units, with the former preferring rental accommodations and the latter ownership units. Middle-aged adults typically prefer to move up to larger homes that can accommodate families with children. Ontario is unique in that its future demand will be driven not only by changes in age characteristics but by the type of housing built in strategic focus areas.

Ontario's population is one of the youngest in the County of San Bernardino with a median age of 32.4, versus a median age of 33.8 years countywide. Approximately 68 percent of the city's adult residents were below age 44 as of 2019, and nearly 37 percent of all residents were below age 24. As shown in Table 2-3, the city's largest age group occurs among those between the ages of 25 and 44. Ontario is experiencing population aging, with the fastest-growing population group being seniors aged 65 years and older. Between 2010 and 2019, the senior age group expanded by approximately 47 percent, while minors less than 18 years declined by approximately 6 percent.

Table 2-3
Changes in Age Characteristics

| *Age Groups* | *2010* | | *2019* | | *Percentage Change* |
|---|---|---|---|---|---|
| | *Number* | *Percentage* | *Number* | *Percentage* | |
| Less than 18 | 49,443 | 30% | 46,430 | 26% | -6% |
| 18–24 (college age) | 19,296 | 12% | 19,225 | 11% | 0% |
| 25–44 (young adults) | 49,428 | 30% | 54,928 | 31% | 11% |
| 45–64 (middle age) | 34,703 | 21% | 39,876 | 23% | 15% |
| 65+ (seniors) | 11,054 | 7% | 16,301 | 9% | 47% |
| Total | 163,924 | 100% | 176,760 | 100% | 8% |

Source: US Census Bureau 2010; ACS 2015-2019.

The age characteristics of Ontario's existing residents suggest a greater need for family and senior housing. A large presence of families and middle-aged persons also implies a high demand for single-family housing that is large enough to accommodate children. As is shown in Table 2-4, the majority of family households in 2019 did not have children; however, younger households, such as those in the 25-44 years age group, may be looking for housing that can accommodate future children. Increases in the middle-age population, should they remain in Ontario over the next decade, should materialize in an increasing demand for senior housing, such as condominiums, that require less maintenance than a single-family home.

## Household Type and Size

Household type and size influence housing demand. For example, families with young children frequently seek the living space and the financial investment that single-family homeownership has to offer. In contrast, single-person households tend to desire apartments, condominiums, and townhomes or other smaller housing options. These preferences underscore the importance of providing a diversity of housing types and prices suitable to residents in all household types.

Ontario is known as a predominantly family-oriented community; 78 percent of households are families. The most significant increase in household types between 2010 and 2019 occurred in the married families, no children category, rising by an approximate 169 percent, implying an increase in the occurrence of children moving out or new couples cohabitating and either delaying or electing not to have children. Married families with children also increased though less dramatically, at a rate of 68 percent. Meanwhile, the number of single-person households grew also, from 6,741 in 2010 to 8,299 in 2019 (23 percent).

At 60 percent of total households, the most prominent household size in the city has between 2 and 4 members. The prominent household types in Ontario suggest a higher demand for family housing with enough bedrooms for 2 to 4 people per household. Table 2-4 shows changes in household types from 2010 to 2019. The number of large households with five or more members declined while the number of single person and 2- to 4-person households grew during the same period. As a result, the overall, average household size only increased slightly between 2010 and 2019 from 3.6 to 3.7 persons per household.

**Household** - Comprises all the people who occupy a housing unit. Can include the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

**Family Household** - Comprises a group of two or more persons related through birth, marriage, or adoption and residing together and any unrelated people residing there.

**Nonfamily Household** - Comprises unrelated persons living together or one person living alone.

Table 2-4
Changes in Household Type

| Household Type | 2010 | | 2019 | | Percentage Change |
|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | |
| Family Households | 35,595 | 79% | 39,495 | 78% | 11% |
| Married families with children | 13,205 | 29% | 22,189 | 44% | 68% |
| Married families, no children | 10,584 | 24% | 28,432 | 56% | 169% |
| Other families | 11,806 | 26% | 13,430 | 27% | 14% |
| Nonfamily Households | 9,336 | 21% | 11,126 | 22% | 19% |
| Single persons | 6,741 | 15% | 8,299 | 16% | 23% |
| All other households | 2,595 | 5% | 2,827 | 6% | 9% |
| Total | 44,931 | 100% | 50,621 | 100% | 13% |

Table 2-4
Changes in Household Type

| Household Type | 2010 | | 2019 | | Percentage Change |
|---|---|---|---|---|---|
| | Number | Percentage | Number | Percentage | |
| Household Size | | | | | |
| Single person | 6,741 | 15% | 8,299 | 16% | 23% |
| 2 to 4 persons | 24,936 | 56% | 30,620 | 60% | 23% |
| 5 persons or more | 13,254 | 29% | 11,702 | 23% | -12% |
| Average Size | 3.6 | | 3.7* | | 3% |

Source: US Census Bureau 2010; ACS 2015-2019; SCAG 2020.
*Average size data for 2019 comes from the 2020 SCAG Local Housing Data report for Ontario

## Employment

Housing demand is also driven by the wages earned by households, affecting the types of housing that can be afforded. Moreover, overall employment in Ontario also affects housing demand, because as employment levels increase in Ontario, some of these future workers will desire to live in Ontario. This section describes current patterns in employment levels by industry and occupation.

### *Employment and Occupations*

Table 2-5 details the types of occupations held by residents in 2020 in the Riverside–San Bernardino–Ontario Metropolitan Statistical Area (MSA), based on the 2020 Occupational Employment and Wage Statistics reported by the California Economic Development Department (EDD). Transportation and material moving occupations and office and administrative support occupations make up the largest proportions of the MSA's workforce, representing and 15 percent respectively. These occupations earn an average income of $44,925 and $40,914, respectively, which is less than EDD's reported mean annual wage for the Riverside–San Bernardino–Ontario ($55,049). Management occupations and legal occupations earned the highest mean annual wage, each exceeding $117,000. Together, management occupations and legal occupations represent less than 5 percent of the MSA workforce. Food service and serving related occupations and farming, fishing, and forestry occupations each earned the lowest average annual salary (slightly greater than $32,000). While farming, fishing, and forestry occupations comprise a relatively small proportion of the MSA population (0.5 percent), food service and serving related occupations comprises the fourth largest proportion of the MSA's employed residents. Food service and serving related occupations comprise 9.0 percent of employed

persons, following sales and related occupations which comprises 9.1 percent of employed persons in the MSA.

## Table 2-5
## Occupations by Type for Riverside-San Bernardino-Ontario Metropolitan Statistical Area

| *Occupations* | *2020* | | *Average Annual Salary* |
|---|---|---|---|
| | *Number* | *Percentage* | |
| Management occupations | 64,650 | 4.3% | $117,862 |
| Business and Financial Operations Occupations | 58,060 | 3.9% | $73,959 |
| Computer and Mathematical Occupations | 18,390 | 1.2% | $89,837 |
| Architecture and Engineering Occupations | 16,560 | 1.1% | $91,836 |
| Life, Physical, and Social Science Occupations | 10,160 | 0.7% | $85,766 |
| Community and Social Service Occupations | 27,930 | 1.9% | $62,523 |
| Legal Occupations | 5,780 | 0.4% | $117,415 |
| Educational Instruction and Library Occupations | 99,940 | 6.7% | $71,328 |
| Arts, Design, Entertainment, Sports, and Media Occupations | 10,120 | 0.7% | $61,636 |
| Healthcare Practitioners and Technical Occupations | 82,190 | 5.5% | $102,182 |
| Healthcare Support Occupations | 85,470 | 5.7% | $35,293 |
| Protective Service Occupations | 41,470 | 2.8% | $59,895 |
| Food Preparation and Serving Related Occupations | 134,450 | 9.0% | $32,268 |
| Building and Grounds Cleaning and Maintenance Occupations | 45,150 | 3.0% | $38,856 |
| Personal Care and Service Occupations | 29,600 | 2.0% | $35,614 |
| Sales and Related Occupations | 135,630 | 9.1% | $45,301 |
| Office and Administrative Support Occupations | 177,130 | 11.9% | $44,925 |
| Farming, Fishing, and Forestry Occupations | 7,610 | 0.5% | $32,135 |
| Construction and Extraction Occupations | 83,650 | 5.6% | $58,145 |
| Installation, Maintenance, and Repair Occupations | 57,360 | 3.9% | $56,287 |
| Production Occupations | 75,250 | 5.1% | $42,134 |
| Transportation and Material Moving Occupations | 223,180 | 15.0% | $40,914 |
| Total all occupations | 1,489,730 | 100% | |

Source: EDD Occupation & Wage Statistics, 2021

In terms of commute patterns, more people travel into Ontario for work than leave the city to work. Table 2-6 shows the jobs-to-housing ratio and job inflow for Ontario. According to the US Census Bureau and the California Department of Finance, there is a jobs-to-housing ratio of 2.48, indicating that there are twice as many jobs in Ontario as there are housing units. Although current Ontario residents may not need to travel far for employment if they work within the city, the jobs-to-housing ratio indicates that there are not enough housing units for all of the workers employed within Ontario.

Table 2-6
Job-to-Housing Ratio

| *Metric* | *Number* |
|---|---|
| Jobs | 128,637 |
| Housing Units | 51,814 |
| Job-to-Housing Ratio | 2.48 |
| Net Job Inflow | 54,023 |

Source: US Census Bureau OnThe Map 2018 – Ontario; CA DOF 2021

## Household Income

Along with housing costs, household income is the most fundamental factor affecting housing opportunity. According to the 2015–2019 ACS, Ontario's median household income was $65,000, slightly higher than the San Bernardino County median of $63,362. Median family income in Ontario was lower at $58,400, with married families earning much higher income ($79,100) than other types of families, such as female-headed households ($44,300) and male-headed households ($55,200). Single male-headed households earn a comparable income to the median for the entire county while female-headed households earn the lowest median income in the city (see Table 2-7).

Table 2-7 illustrates the household income distribution for different types of households in Ontario. The median income represents the point where 50 percent of all households earn less than that point. Married families tend to earn the highest income, presumably because both adults are working. Other families and nonfamilies typically earn the lowest incomes because these households often consist of single persons or seniors living on fixed incomes.

Table 2-7
Household Income by Type, 2010

| Household Type | 2019 | |
|---|---|---|
| | Percentage of Households | Median Income* |
| All Households | 100% | $65,000 |
| Family Households | 78% | $58,400 |
| Married families | 51% | $79,100 |
| Married families w/children | 24% | $73,100 |
| Other Families | 27% | $44,300 (Female Householder)<br>$55,200 (Male Householder) |
| Nonfamily Households | 22% | $48,200 |

Source: US Census Bureau; 2015-2019 American Community Survey.
* Median income rounded to nearest $100.

Although difficult to forecast, the city's median household income is expected to significantly increase over the planning period of the 2050 Policy Plan. Residential development in the Ontario Ranch and Ontario Airport Metro Center, the increasing relocation of corporation headquarters to Ontario, and significant revitalization efforts ongoing throughout the community are anticipated to broaden the income makeup of Ontario's future population.

### *Household Income Distribution*

The California Department of Housing and Community Development (HCD) analyzes the distribution of income among households in a community relative to the area median income (AMI), as adjusted for households of different sizes. Households are grouped into five income classifications for purposes of determining the need for assistance. Each year, HCD analyzes the distribution of income by county and develops maximum income limits for each income classification. The 2021 income limits set by HCD for San Bernardino County are:

- *Extremely low*: households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- *Very low:* households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- *Low*: households earning 51 to 80 percent of AMI, or a maximum of $63,200 for a four-person household
- *Moderate:* households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household

- *Above moderate:* households earning above 120 percent of AMI for a four-person household, or an annual income greater than $93,000 for a four-person household.

State income guidelines also often combine extremely low and very low income into one category, called "very low income." The extremely low-, very low-, and low-income categories are also often combined into a larger "lower" income category, a term used throughout this Housing Element. This is because lower-income households as a whole have markedly different housing needs than moderate- and above moderate-income households.

Table 2-8 describes the income distribution of households by tenure. As shown in Table 2-8, 41 percent of all households earn lower incomes, with 11 percent of total households categorized as extremely low income. Homeowners have a much higher proportion of moderate- or above moderate income-households, while renters have a higher share of lower-income households.

Table 2-8
Household Income Distribution

| *Income Categories* | *Tenure of Households* | | | | *Total of Households* | *Percentage of Total* |
|---|---|---|---|---|---|---|
| | *Owners* | *Percentage of Households* | *Renters* | *Percentage of Households* | | |
| Extremely Low | 1,600 | 6% | 3,855 | 17% | 5,455 | 11% |
| Very Low | 2,120 | 8% | 3,520 | 15% | 5,640 | 12% |
| Low | 3,500 | 13% | 5,380 | 24% | 8,880 | 18% |
| Moderate or Above Moderate | 19,090 | 73% | 10,110 | 44% | 29,200 | 59% |
| Total | 26,310 | 100% | 22,865 | 100% | 49,170 | 100% |

Source: Comprehensive Housing Affordability Strategy (CHAS), 2013-2017.

Note: Numbers differ from the Regional Housing Needs Assessment (RHNA) because the CHAS household income levels are adjusted for household size, whereas the RHNA distribution is not adjusted for household size.

## 2.2 Housing Profile

This section describes and analyzes various housing trends and housing characteristics to provide a basis for assessing the demand and supply of available housing for the community. They include housing growth trends, housing characteristics, age and condition of housing, housing prices and rents, and homeownership trends.

## Housing Growth

Between 2010 and 2021, the housing stock in the city increased 9 percent and SCAG predicts that the housing stock could increase by an additional 44 percent by 2045 (Table 2-9).

Table 2-9
Housing Projections 2000–2045

| Year | Households | Change | |
|---|---|---|---|
| | | Numeric | Percentage |
| 2000 | 44,912 | -- | -- |
| 2010 | 47,449 | 2,537 | 6% |
| 2021 | 51,814 | 4,365 | 9% |
| 2045 | 74,500 | 22,686 | 44% |

Source: California Department of Finance 2000, 2021; US Census Bureau 2010; SCAG 2020 RTP/SCS

## Housing Characteristics

### *Housing Type*

As shown in Table 2-10, the majority of Ontario's existing housing is single-family detached units. Ontario's overall housing production activity over the past decade has trended notably towards multifamily construction of developments with five or more housing units, increasing 23 percent between 2010 and 2021. Single-family detached housing also increased during the same period but at a far less significant rate of approximately 8 percent. The number of single-family attached and multifamily of two to four units stayed relatively stable over this time period, while the number of mobile homes declined by approximately 15 percent. Overall, however, more housing was built between 2010 and 2021 than demolished, resulting in a net growth in housing stock of approximately 9 percent. Most of this growth was due to the ongoing development of the former dairy farms south of Riverside Drive and east of the Cucamonga Channel as well as new multifamily projects with five or more units throughout the more established portions of the city.

## Table 2-10
## Housing Type 2010–2021

| Unit Type | Number of Units | | 2010–2021 Change | |
|---|---|---|---|---|
| | 2010 | 2021 | Number | Percentage |
| Single-family detached | 28,007 | 30,244 | 2,237 | 8% |
| Single-family attached | 3,114 | 3,114 | 0 | 0% |
| Multiple-family (2–4 units) | 5,078 | 5,110 | 32 | 1% |
| Multiple-family (5+ units) | 9,087 | 11,169 | 2082 | 23% |
| Mobile homes and other | 2,163 | 1,846 | -317 | -15% |
| Total | 47,449 | 51,483 | 4,034 | 9% |

Source: California Department of Finance 2021; City of Ontario 2021

### *Unit Size*

Housing size is an important factor in housing availability. There must be an adequate supply of different sized housing that matches family needs, particularly large housing units affordable to lower-income families likely seeking rental housing options. While the number of large families (five or more persons) decreased by 12 percent since 2010, the number of renter households of at least four persons (9,704 households) exceeds the number of renting households with three or more bedrooms (7,282 units), as shown in Table 2-11. Meanwhile, the number of owner-occupied units with three or more bedrooms (21,380) exceeds the number of owner-households with four or more persons (10,992 households, see Table 2-18). Increased competition for limited number of rental units appropriately sized for large families can lead to higher overcrowding. Overcrowding often occurs because of two factors: (1) the cost of housing relative to income that causes families to double up, and (2) the fact that the building industry typically does not produce large apartment units.

## Table 2-11
## Housing Size by Tenure

| Bedrooms | Owner | Renter | Total |
|---|---|---|---|
| Studio or 1 bedroom | 849 | 5,835 | 6,684 |
| 2 bedrooms | 4,885 | 10,390 | 15,275 |
| 3 or more bedrooms | 21,380 | 7,282 | 28,662 |
| Total | 27,114 | 23,507 | 50,621 |

Source: US Census ACS 2015-2019.

## Housing Tenure

### *Homeownership*

The American dream is intertwined with the goal of homeownership, which is often associated with independence, economic success, safety, and family. Historically, one of the most efficient and effective ways to build wealth over time is with the purchase of a home.

As of the 2015-2019 ACS, the city has a homeownership rate of 53.6 percent, with 27,114 homeowners and 23,507 renter households. This percentage decreased from the 59 percent homeownership rate in 2010. Table 2-12 shows the total number of occupied housing units by tenure.

Table 2-12
Occupied Housing Units by Tenure

| *Tenure* | *Number* | *Percentage* |
|---|---|---|
| Owner | 27,114 | 53.6% |
| Renter | 23,507 | 46.4% |
| Total | 50,621 | 100.0% |

Source: US Census ACS 2015-2019.

### *Vacancy Rates*

The housing vacancy rate is a key indicator of the housing market and how well housing supply matches the demand. Typically, vacancy rates of 5 to 6 percent for rental units and 1 to 2 percent for ownership housing are needed to offer a variety of choice for residents, incentive for developers, and sufficient price options for consumers. Vacancies in excess of these norms are usually considered to be excessive and lead to price depreciation. Lower vacancy rates are deemed to indicate a tight market, where housing rents and prices are expected to increase.

In 2019, Ontario's housing vacancy rate for rental units was 2.9 percent, a low rate for rental vacancies. From 2010 to 2019, the city experienced a decrease in rental vacancy rates, falling from 5.8 percent in 2010.

The 2015-2019 ACS indicated a 1 percent vacancy rate for ownership units, a decline from 2 percent in 2010. The decrease in both the owner-occupied and renter vacancy rates for housing units in Ontario suggests that housing demand is exceeding the ability of the market to build and deliver new housing stock.

## Housing Prices and Rents

According to a survey of home sales listings on Zillow in late May 2021, the median resale price in Ontario was $544,990 for a three-bedroom house. The highest sales price surveyed was $657,990 for a four-bedroom house while the lowest sales price was $365,000 for a two-bedroom house. Most homes available were three-bedroom houses; only one one-bedroom house was listed as of the date of the survey. The lack of smaller, lower-cost homes on the market may present a challenge for smaller households, particularly younger households or seniors that may have limited incomes when trying to downsize their homes.

In 2021, 3.6 percent of housing units in Ontario were mobile home units, a decrease in recent years, as discussed previously. Mobile homes provide an additional opportunity for lower-income households to own a home. On May 24,2021 there were 22 mobile homes in Ontario listed for sale on Zillow.com. List prices ranged from $45,000 to $199,000, with a median price of $93,000 and an average price of $100,464. Typically, owners of mobile homes must pay rent to the mobile home parks where they are located. In exchange, the mobile home parks typically provide landscaping and infrastructure maintenance, easing the maintenance burden on park residents. This is particularly helpful for those with limited mobility, such as seniors and disabled persons.

Apartments and rental single-family homes are a key housing option for young adults and young families so they may dedicate their limited funds to other needs. Senior housing also provides a rental opportunity for seniors with limited incomes or mobility, who can benefit from the greater affordability, compact nature, and lower maintenance needs of apartments.

According to a survey of rental listings on Zillow in late May 2021, the median rent in Ontario was $1,974, while the minimum and maximum prices were $1,425 and $3,000, respectively. The most common rental unit on the market during the survey had two bedrooms and was approximately 800 square feet in size.

**Affordable Housing -** The U.S. Census and numerous housing programs consider an affordable housing payment to be no more than 30 percent of a household's gross income. However, many different standards exist for housing affordability and the standard used depends on the agency consulted, funding source used, and whether household size is considered.

## Housing Affordability

Housing affordability is a critical issue. The inability to afford housing leads to a number of situations, including the doubling up of families in a single home, low homeownership rates, illegal units, overextension of a household's financial resources, premature deterioration of units from the inability to afford maintenance, and situations where young families and seniors cannot afford to live near other family members. Table 2-13 and the following discussion describe housing affordability in Ontario.

### Homeownership

According to a survey of home sale listings on Zillow conducted in May 2021, the median home price in Ontario was $544,990. As shown in Table 2-13, this price exceeds the maximum affordable price of $410,000 for households of four members with a moderate- or lower-income household income. Although some homes surveyed were within the affordability range of moderate-income households, only 1 of the 25 units surveyed was below the limit of $410,000 and while affordable to moderate-income households, this home was unaffordable to lower-income households. This suggests that overwhelming majority of market-rate homes for sale in Ontario are mostly unaffordable to any household earning a moderate income and are entirely unaffordable to any household earning a lower income.

### Rental Housing

Rental housing provides an important source of affordable housing for young adults, families with children, and seniors who earn low and moderate incomes. Since approximately 41 percent of Ontario households earn lower incomes, providing a sufficient quantity of decent and affordable rental housing for the workforce, young adults, families with children, and seniors is an important goal. Table 2-13 summarizes the affordability of rental housing in Ontario.

Based on a market survey conducted in May 2021 of rental listings posted on Zillow, the median rent price in Ontario is $1,974. Table 2-13 indicates that only a moderate-income household could afford the median rent price, being able to pay no more than $2,325 a month on rent and expenses. Low-income households can afford to pay no more than $1,580 a month on rent. The minimum rent surveyed was $1,425 and thus some rental units are affordable to low-income households, but most rental units are unaffordable to most low-income households. Very low and extremely low-income four-person households can afford no more than $988 and $663 per month on rent expenses, respectively. Thus, market-rate rental units at the median rental rate as of May 2021 are unaffordable to any household earning a very low or extremely low income in Ontario. Lower-income households have greater difficulty affording housing. Both very low- and extremely low-income households could not afford to rent a home without doubling up and significantly overpaying for housing. Low-income households could afford a limited number of rentals, but most likely face overpayment, overcrowding, or both.

Table 2-13
Housing Affordability Summary

| *Income Levels* | *Definition (Percentage of County AMI)* | *Maximum Household Income*[1] | *Maximum Affordable Price*[2] | *Maximum Affordable Rent*[3] |
|---|---|---|---|---|
| Extremely Low | Less than 30% | $26,500 | $111,200 | $663 |
| Very Low | 31% to 50% | $39,500 | $170,200 | $988 |
| Low | 51% to 80% | $63,200 | $275,600 | $1,580 |
| Moderate | 81% to 120% | $93,000 | $410,000 | $2,325 |

Assumptions:

1 Household size of four persons. Maximum income limits are established by the Department of Housing and Community Development according to median family income (AMI) for 2021.

2 Rounded to nearest $100. Assumes 10% down payment, 30-year loan at an interest rate of 3%, and standard housing costs for San Bernardino County. Housing affordability is calculated at 30% of income, assuming mortgage costs are tax deductible. Affordability estimates created June 11, 2021, using: https://www.wellsfargo.com/mortgage/planning/comfort-zone/afford.

3 Rental payment is assumed at no more than 30% of income.

## Housing Problems

In today's housing market, where prices and rents have increased faster than personal income over the past decade, Ontario households are paying increasingly more of their income for housing and have less discretionary income to afford other necessities. Overcrowding is also becoming more prevalent as residents choose to live in smaller housing units. The following discussion focuses on both issues in Ontario.

### *Overpayment*

Housing overpayment is an increasing problem in many cities, particularly among lower-income households. The federal and state governments define housing overpayment as when a household spends more than 30 percent of their income toward rental costs or toward a monthly mortgage payment. Overpaying is a housing problem because it leaves a household with limited financial resources for other expenses.

As of 2017, housing overpayment in Ontario affected approximately 60 percent of renters (13,215 households) and approximately 40 percent of homeowners (8,655 households) (see Table 2-14). Overpayment is traditionally more prevalent among renters than owners. While fixed-rate mortgages are the norm, it is still worth noting that adjustable rate mortgages have the potential to lead to overpayment. In any case, housing overpayment tends to be most severe for lower-income households, regardless of tenure.

Table 2-14
Overpayment by Household Type and Tenure

| *Overpayment* | *Low-Income Renter Households* | *All Renter Households* | *Low-Income Owner Households* | *Owner Households* | *Total Overpaying Households* |
|---|---|---|---|---|---|
| 30%–50% of Household Income | 4,085 | 6,400 | 1,770 | 5,295 | 11,705 |
| More than 50% of Household Income | 6,610 | 6,815 | 2,960 | 3,360 | 10,175 |
| Total more than 30% of Household Income | 10,695 | 13,215 | 4,730 | 8,655 | 21,880 |
| Percentage of Households Overpaying (> 30%) | 49% | 60% | 22% | 40% | 100% |

Source: CHAS 2013-2017
Note: Total numbers of units in the Comprehensive Housing Affordability Strategy (CHAS) may differ slightly as compared to ACS totals due to sampling differences.

### *Overcrowding*

In response to higher housing costs, residents may accept smaller-sized housing or double up in the same house, which leads to overcrowding. Overcrowding strains physical facilities and the delivery of public services, contributes to a shortage of parking, and accelerates the deterioration of housing. Housing overcrowding is also considered one of several substandard housing conditions according to the Uniform Housing Code.

Many different definitions of housing overcrowding exist (see side bar). The US Census considers a situation when a household has more members than habitable rooms in a home overcrowded. For example, a two-bedroom apartment with a living room and kitchen (a total of four rooms excluding bathrooms and hallways) would be considered overcrowded if more than four occupants lived in the home. Overcrowding can be moderate (1.0 to 1.5 persons per room) or severe (more than 1.5 persons per room).

Overcrowding is caused by a range of situations and complex factors, including a mismatch between household income and the cost of housing, and differences regarding preferences for adequate living space. Regardless of these factors, overcrowding typically occurs in a number of situations, such as (1) a family lives in a small unit; (2) a family provides accommodations for extended family; (3) a family rents space to nonfamily members; or (4) students double up to afford housing.

As of 2019, there were 6,159 households, or approximately 12 percent of all households, in Ontario experiencing some degree of overcrowding. Approximately 71 percent of overcrowded households were moderately overcrowded while 29 percent were extremely overcrowded. Although homeowners made up the majority (54 percent) of all households in the city, renters made up a supermajority (69 percent) of Ontario's overcrowded households, whereas only 31 percent of households were owner-occupied. This trend also occurred among the moderately and severely overcrowded households, where renters made up 70 and 68 percent of these categories, respectively.

Table 2-15 provides data on household overcrowding in Ontario according to the tenure of the household.

**Overcrowding -**
Many different standards exist for overcrowding, and the standard used depends on the agency and the area of authority. The California Building Code uses the most permissive definition based on strict health and safety reasons. The California Department of Fair Employment and Housing uses another standard for fair housing. Because of its wide application, the Housing Element uses the Census Bureau definition to determine what constitutes overcrowding, with moderate overcrowding defined as 1.0 to 1.5 persons per room, and severe overcrowding defined as more than 1.5 persons per room.

### Table 2-15
### Overcrowding by Tenure

| *Overcrowding Level* | *Homeowners* | | *Renters* | | *Total* |
|---|---|---|---|---|---|
| | *Number* | *Percentage* | *Number* | *Percentage* | |
| No Overcrowding | 25,211 | 57% | 19,251 | 43% | 44,462 |
| Moderate Overcrowding | 1,320 | 30% | 3,033 | 70% | 4,353 |
| Severe Overcrowding | 583 | 32% | 1,223 | 68% | 1,806 |
| Total Households | 27,114 | 54% | 23,507 | 46% | 50,621 |
| Total Overcrowding | 1,903 | 31% | 4,256 | 69% | 6,159 |

Source: ACS 2015-2019

## 2.3 Special Housing Needs

Certain individuals and families in Ontario encounter greater difficulty in finding decent, affordable housing because of their special circumstances. Special circumstances may be related to income, family characteristics, medical condition or disability, or household characteristics. A major emphasis of the Housing Element is to ensure that persons from all walks of life have the opportunity to find suitable and affordable housing in Ontario.

State Housing Element law identifies the following special-needs groups: senior households, people with disabilities (physical, developmental, mental, substance abuse, etc.), female-headed households (single parent), large households, persons and families in need of emergency shelter, and farmworkers. This section provides a discussion of housing needs for each particular group and identifies the major programs and services available to address their housing and support needs.

Table 2-16 shows the number of special housing needs groups residing in Ontario based on the 2010 Census and the 2015-2019 ACS unless otherwise noted.

## Table 2-16
## Special-Needs Groups

| *Special-Needs Group* | *Number of Persons or Households* | | *Percentage of Persons or Households*[9] | |
|---|---|---|---|---|
| | *2010* | *2019* | *2010* | *2019* |
| Large Families[1] | 13,254 | 20,696 | 28% | 41% |
| Female-Headed Households[2] | 10,568 | 9,358 | 26% | 18% |
| Single-Parent Families[3] | 6,012 | 13,430 | 13% | 27% |
| Senior Households[4] | 8,349 | 8,039 | 18% | 16% |
| Total Disabilities[5] | -- | 28,252 | -- | -- |
| Homeless Persons[6] | 452 | 102 | <1% | <1% |
| Farmworkers[7] | 617 | 505 | <1% | <1% |
| Lower-Income Households[8] | 17,185 | 19,975 | 36% | 39% |

Source: CHAS, 2009; US Census ACS 2015-2019; SCAG Local Housing Profile Data; San Bernardino County Homeless Partnership - 2020 PiTC

Notes:
1. Large families are defined as households with five or more members. Percentage refers to the percentage of all households in Ontario comprising large families.
2. Female-headed households refer to single-person and family households with a female listed as the head of household. Percentages represent the share of all households that are headed by a female.
3. Single-parent families refer to households with children that are headed by one parent. Percentages represent the share of all households with children that are headed by a single parent.
4. Senior households refer to households where a member is 65 years of age or older. Percentages represent the share of all households that are headed by a senior.
5. Total Disabilities refers to the total number of all disabilities tallied. No valid percentages can be displayed since disabilities are not equal to people as one person may have multiple disabilities. 2010 data are not displayed since the 2010 Census counted the total population living with disabilities rather than total disabilities.
6. Homeless people refer to the number of people counted as homeless in Ontario according to the 2020 San Bernardino County Homeless Count. Percentages refer to the share of the total Ontario population.
7. Farmworkers refer to the number of farmworkers working in Ontario according to the SCAG 2021 Local Profile Data for Ontario.
8. Lower-income households refer to the number of households who earn 80 percent or less of the median family income according to the 2015-2019 ACS.
9. Percentages refer to the share of all households.

## Family Households

Ontario is a family-oriented community, with approximately 8 out of every 10 households composed of related family members. In recent years, housing market conditions have led to increasing home prices, a higher prevalence of overpayment and overcrowding, and in some cases, substandard living conditions for families. The burden of higher housing costs typically is most severe for large families and female-headed families, making them special-needs households under state law.

In today's housing market, single-parent families are increasingly at-risk because they must balance work and their families. According to the 2015-2019 ACS, Ontario has a total of 13,430 households headed by a single parent.

Large households with five or more members also constitute a special-needs group because of their unique housing needs. Of the 20,696 large families, 9,704 rent and 10,992 own homes. Large households earning lower incomes also have a high prevalence of housing overpayment, defined as paying more than 30 percent of income toward housing. As shown in Table 2-17, approximately 43 percent of all large families (renters and owners) overpay for housing.

### Table 2-17
### Large-Family Housing Overpayment

| *Income Level* | *Number of Households Overpaying* | | | |
|---|---|---|---|---|
| | *Renters* | *Percentage* | *Owners* | *Percentage* |
| Extremely Low (up to 30% AMI) | 590 | 24% | 115 | 11% |
| Very Low (30% - 50% AMI) | 845 | 35% | 310 | 30% |
| Low (50% - 80% AMI) | 980 | 41% | 600 | 59% |
| Total Low-Income Households Overpaying | 2,415 | 100% | 1,025 | 100% |
| Total Large-Family Households Overpaying | 2,750 | 58% | 1,620 | 30% |
| All Large-Family Households | 4,755 | --- | 5,450 | --- |

Source: CHAS 2013-2017

Ontario single-parent families can access resources, including childcare opportunities, through the County's Preschool Services Department, which administers the Federal Head Start, Early Head Start, and Early Head Start – Child Care Partnership, as well as state preschool programs. The Preschool Services Department provides free services to qualifying low-income families and provides wrap-around services to ensure to support child wellness, including health, nutritional, and dental services.

Support services are also available to parents, including free online high school diploma program, employment training, and job placement services. For families at risk of homelessness, the Preschool Services Department provides emergency and crisis assistance in the form of food, housing, transportation, and clothing. Counseling is offered to combat issues of substance abuse and domestic violence. In the County's community assessment prepared by Head Start, the lack of affordable opportunities for childcare was identified as a pressing unmet need to support low-income families, including large families and single-parent families.

### *Housing Supply*

To avoid housing overcrowding and overpayment, large families require affordable homes with three and preferably four or more bedrooms to accommodate children. As shown in Table 2-18, Ontario has about 10,992 large families who own homes compared to the nearly 21,380 owner-occupied units with three or more bedrooms. The city has about 9,704 large renter families, yet only 7,282 rental units with three or more bedrooms. Thus, many large renter families are crowded into smaller rental units.

Table 2-18
Household Size by Tenure in Ontario

| *Household Size* | *Number of Owner Households* | *Percentage of Owner Households* | *Number of Renter Households* | *Percentage of Renter Households* | *Total Households* | *Percentage of Total Households* |
|---|---|---|---|---|---|---|
| Single Person | 4,032 | 15% | 4,267 | 18% | 8,299 | 16% |
| 2 to 3 persons | 12,090 | 45% | 9,536 | 41% | 21,626 | 43% |
| Large families (4 or more) | 10,992 | 40% | 9,704 | 41% | 20,696 | 41% |
| Total | 27,114 | 100% | 23,507 | 100% | 50,621 | 100% |

Source: US Census 2015-2019 ACS

As shown in Table 2-19, Ontario provides a variety of housing opportunities for lower-income families. In 2021, the city had 39 publicly assisted multiple-family, senior, and transitional housing projects that provided 1,942 deed-restricted units affordable to moderate- and lower-income families. Ontario also has 1,846 mobile homes in parks that provide very low-cost family housing at current market sales prices.

Table 2-19
Affordable Family Housing in Ontario

| Housing Types | Number of Units | Affordability of Units |
|---|---|---|
| Affordable Housing Units (deed-restricted) | 1,942 | Very low, low, and moderate income |
| Mobile Home Parks | 1,846 | Low–moderate income |

Source: City of Ontario, 2021.

## Seniors

Senior households have special housing needs for three primary reasons: income, health care costs, and disabilities. Because of these needs, seniors have more difficulty finding suitable and affordable housing. According to 2021 SCAG Pre-Certified Local Housing Data for Ontario, there were 8,039 households with a householder aged 65 or older, or approximately 16 percent of all households.

Although often viewed in a more homogenous fashion, Ontario's senior population is quite diverse. This diversity is reflected not only in age but in income and housing needs as well. Of the total 16,301 seniors, 62 percent are ages 65 to 74 and 39 percent are older than 75. Each of these groups has different health, transportation, and housing needs that require different strategies and plans. Seniors often have greater difficulty finding and maintaining affordable housing because of their fixed retirement incomes.

In terms of tenure, an approximate 72 percent of senior-held households in Ontario are owner-occupied, whereas only an approximate 28 percent of senior-held households are rented. As shown in Table 2-20, the largest group (approximately 15 percent of all householders in Ontario) of senior householders occurs among those aged 65 to 74 years who own their home. Those who pay a monthly rent among this same age bracket comprise a much smaller portion of the city's householders, at approximately 6 percent.

Table 2-20
Senior Housing Needs

| Age of Householder | Renters | | Owners | |
|---|---|---|---|---|
| | Number | Percentage | Number | Percentage |
| 15-24 years | 1,405 | 6% | 135 | 1% |
| 25-34 years | 6,070 | 26% | 2,598 | 10% |
| 35-44 years | 5,897 | 25% | 5,007 | 19% |
| 45-54 years | 4,797 | 21% | 6,895 | 26% |
| 55-59 years | 1,565 | 7% | 3,149 | 12% |

## Table 2-20
## Senior Housing Needs

| Age of Householder | Renters | | Owners | |
|---|---|---|---|---|
| | Number | Percentage | Number | Percentage |
| 60-64 years | 1,319 | 6% | 2,748 | 10% |
| 65-74 years | 1,368 | 6% | 3,826 | 15% |
| 75-84 years | 637 | 3% | 1,417 | 5% |
| 85+ years | 254 | 1% | 537 | 2% |
| Total | 23,312 | 100% | 26,312 | 100% |

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021

Nearly half (approximately 46 percent) of senior households in Ontario earn an annual income of at least $75,000 or more indicating a substantial number of seniors have higher incomes than Ontario households overall. Table 2-21 shows the senior households in Ontario by their annual household income.

## Table 2-21
## Senior Households by Income

| Income | Number | Percentage |
|---|---|---|
| Less than $10,000 | 376 | 5% |
| $10,000 to $14,999 | 263 | 3% |
| $15,000 to $19,999 | 395 | 5% |
| $20,000 to $24,999 | 426 | 5% |
| $25,000 to $29,999 | 282 | 4% |
| $30,000 to $34,999 | 731 | 9% |
| $35,000 to $39,999 | 274 | 3% |
| $40,000 to $44,999 | 156 | 2% |
| $45,000 to $49,999 | 277 | 3% |
| $50,000 to $59,999 | 549 | 7% |
| $60,000 to $74,999 | 581 | 7% |
| $75,000 to $99,999 | 1592 | 20% |
| $100,000 to $124,999 | 595 | 8% |
| $125,000 to $149,999 | 558 | 7% |
| $150,000 to $199,999 | 612 | 8% |
| $200,000 or more | 253 | 3% |
| Total | 7,920 | 100% |

Source: US Census ACS 2015-2019.

The needs of Ontario's senior residents involve more than just the limited retirement incomes of some seniors. Seniors typically have much higher health costs, which stretch their incomes. Seniors also have a greater percentage of disabilities, as discussed later in this report. This makes it more difficult for seniors to stay in their current home. Limited incomes make it harder to maintain housing, particularly as homes age and require rehabilitation. Access to transportation also becomes important as seniors age and choose transportation alternatives to driving cars.

### *Housing Supply*

With respect to housing choices and opportunities, seniors typically have greater difficulty finding suitable housing. As Ontario's population ages, it has become important to provide more of a "continuum of care" to allow seniors to remain in Ontario. As discussed later, the city offers the following types of senior housing.

- *Senior Citizen Housing Development.* Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act.
- *Convalescent Homes. Nursing Care Facilities (Convalescent Homes (Hospital), Rest Home, or Rehabilitation Facility).* Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons requiring specialized health care services, but primary treatment is given in hospitals
- *Community Care Facilities.* Residential care facilities for the elderly or other State-licensed care facilities located in residential neighborhoods.

The City recognizes the goal of providing supportive services to enable seniors to "age in place," which is the ability to maintain one's residence and not need to move in order to secure support services in response to life's changing needs. To help seniors, the City offers grants and loans to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of senior and disabled Ontario residents (Program 3). The City also operates a Senior Center, where a wide variety of supportive services are provided to Ontario's senior residents.

Not all seniors will be able, due to financial constraints or health issues, to age in place and remain in their home. As shown in Table 2-22, residential care facilities in Ontario have a total facility capacity to house 614 seniors. Almost 50 percent of the capacity is accommodated by Inland Christian Home, INC, which houses 297 seniors. A list of residential care facilities that serve seniors is shown in Table 2-22.

The City partners with service provider organizations to provide services directly to seniors. The Ontario Senior Center provides a senior meal program, including meal delivery, Silver Stars senior transportation program, and a variety of resources to assist seniors with meeting their daily needs. Additionally, the Ontario Senior Center offers opportunities for socialization and community through shared meals, clubs and classes, and a newsletter specifically for seniors.

The City funds the Senior Support Services operated by Inland Fair Housing and Mediation Board (IFHMB). IFHMB has provided application-based services to seniors in Ontario for the State of California's Home Energy Assistance Program (HEAP). This program provides senior citizens with a rebate of up to $248 in utility rebates. IFHMB supports seniors through the application process.

## Table 2-22
## Residential Care Facilities in Ontario

| *Facility Name* | *Capacity* | *Address* |
|---|---|---|
| Adult Residential Facility | | |
| Applegate Home | 6 (2019) | 5495 Applegate St<br>Ontario, CA 91762 |
| Benson Home | 9 (2021) | 1941 S. Benson Ave<br>Ontario, CA 91762 |
| Blue Jay Home | 4 (2020) | 414e. Blue Jay Way<br>Ontario, CA 91761 |
| Bonnie Brae ARF | 6 (2018) | 1656 E. Bonnie Brae<br>Ontario, CA 91764 |
| Contempo Home | 4 (2021) | 1127 Contempo Ct<br>Ontario, CA 91762 |
| Gala Home | 5 (2020) | 10986 Gala Lane<br>Ontario, CA 91762 |
| Galongo Michael Home | 6 (2020) | 1452 W 5th St<br>Ontario, CA 91762 |
| Gemma's Care Center | 6 (2021) | 2950 Roan St<br>Ontario, CA 91761 |
| Holly Land Care Home | 6 (2021) | 2044 Holly Ave<br>Ontario CA, 91762 |
| House of Generosity | 4 (2019) | 724 N Greenwood Ave<br>Ontario, CA 91764 |
| Josephine's Care Home | 4 (2021) | 1566 E Hazeltine St<br>Ontario, CA 91761 |
| LMB Care Home | 6 (2019) | 1813 N Calaveras Ave<br>Ontario, CA 91764 |
| LMB Care Home | 6 (2019) | 1125 West J St<br>Ontario, CA 91762 |
| Manzanita Home | 6 (2020) | 720 Manzanita Ct<br>Ontario, CA 91761 |

## Table 2-22
## Residential Care Facilities in Ontario

| *Facility Name* | *Capacity* | *Address* |
|---|---|---|
| Monte Vista Family Home | 5 (2019) | 1922 Brookeside Dr<br>Ontario CA, 91761 |
| Myers Home | 4 (2021) | 4799 Grand Ave<br>Ontario, CA 91762 |
| Nabih's Care Home | 4 (2021) | 407 W. Spruce St<br>Ontario, CA 91762 |
| Oak Hill Home | 4 (2021) | 2420 S. Oak Hill Dr<br>Ontario, CA 91761 |
| Plainfield SO. #17 | 4 (2021) | 2617 S. Plainfield Dr<br>Ontario, CA 91761 |
| Pleasant Board and Care | 6 (2021) | 1559 SO. Pleasant Ave |
| Salem Christian Homes INC – "<br>Casa Puente" | 6 (2021) | 2904 Del Norte Pl<br>Ontario CA, 91761 |
| Salem South Home | 12 (2020) | 2326 S. Cucamonga Ave<br>Ontario CA, 91761 |
| Schoneveld Home | 4 (2021) | 3457 South Wrangler Place<br>Ontario CA, 91761 |
| ST. Anthony Family Home | 5 (2019) | 2744 S Cucamonga Ave<br>Ontario, CA 91761 |
| Sterling Home | 5 (2021) | 2431 S Seagull Ave<br>Ontario CA, 91761 |
| Sunrise Home | 6 (2019) | 1435 W Rosewood Ct.<br>Ontario, CA 91762 |
| Susong Home | 4 (2020) | 1046 Sunsong Ct<br>Ontario, CA 91762 |
| Adult Residential Facility Subtotal | 147 | |
| Assisted Living Facility | | |
| Arcadian Shores Manor | 6 (2019) | 2620 Arcadian Shores Rd<br>Ontario, CA 91761 |
| Best Care Guest Home | 14 (2020) | 817 S Oaks Ave<br>Ontario, CA 91762 |
| Brookdale North Euclid | 140 (2021) | 1021 N Euclid Ave<br>Ontario, CA 91762 |
| Salvery Care | 6 (2018) | 939 E Banyan St<br>Ontario, CA 91761 |
| Thelma G. Smith Family Care | 4 (2020) | 632 E Maitland Ave<br>Ontario CA, 91761 |
| Assisted Living Subtotal | 170 | |
| Residential Care for the Elderly Continuing Care Contracts | | |
| Inland Christian Home, INC | 297 (2019) | 1950 S. Mountain Ave<br>Ontario, CA 91762 |
| Residential Care for the Elderly Continuing Care Contracts Subtotal | 297 | |
| Total Facility Capacity | 614 | |

Source: California Department of Social Services, 2021

## People with Disabilities

As an established community, the City of Ontario is home to many permanent residents with physical, developmental, or other disabilities that may require different independent living arrangements and services. A disability is a physical or mental impairment that substantially limits one of more major life activities. These disabilities and their severity may require specialized housing arrangements to allow persons with disabilities to live full and independent or semi-independent lives.

SCAG data indicates that Ontario's population living with disabilities has a total of 28,252 disabilities divided into six types, as shown in Table 2-23. Ambulatory difficulties represent the largest share, at an approximate 29 percent of the city's tallied disabilities, followed by cognitive disabilities at approximately 19 percent, and then by independent living disabilities at approximately 18 percent. The least common disability consists of self-care disabilities at approximately 10 percent.

While many disabled people live in independent housing or with family members, many require supportive or institutionalized settings. For instance, disabled people may suffer from serious mental illnesses, drug and alcohol problems, physical disabilities, or other conditions that require short- or long-term residency in an institutional setting. There is no available data documenting the actual incidence of such conditions or the demand for semi-independent residential settings.

### Table 2-23
### Disability Types in Ontario

| *Disability Type* | *Number* | *Percentage* |
|---|---|---|
| Independent Living | 4,963 | 18% |
| Self-care | 2,957 | 10% |
| Ambulatory | 8,097 | 29% |
| Cognitive | 5,240 | 19% |
| Vision | 3,244 | 11% |
| Hearing | 3,751 | 13% |
| Total | 28,252 | 100% |

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021, ACS 2014-2018

People with disabilities may have difficulty finding employment opportunities, which could pose challenges with being able to afford housing costs. In Ontario, there is a total of 112,008 people of working age. Approximately 23 percent of the working age population is not in the labor force, approximately 6 percent are unemployed, and approximately 72 percent are employed. Of Ontario's working age

population with a disability, there are more people with disabilities who are currently not in the labor force (4 percent) or who are unemployed (less than 1 percent) than those who are employed (3 percent). This shows that some people with disabilities living in Ontario may require additional assistance to afford costs of living. Table 2-24 shows the proportions of Ontario's working age population with disabilities by employment status.

Table 2-24
Disabled Residents in Ontario by Employment Status

| *Disability Type* | *Number* | *Percent* |
|---|---|---|
| Employed - Total | 80,429 | 72% |
| with a disability | 3,412 | 3% |
| no disability | 77,017 | 69% |
| Unemployed - Total | 6,256 | 6% |
| with a disability | 509 | <1% |
| no disability | 5,747 | 5% |
| Not in Labor Force - Total | 25,323 | 23% |
| with a disability | 4,020 | 4% |
| no disability | 21,303 | 19% |
| Total | 112,008 | 100% |

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

## Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include in the special housing needs analysis needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 329,600 persons with developmental disabilities and their families through a statewide system of 21 regional centers and 2 developmental centers. The Inland Regional Center, serving San Bernardino and Riverside Counties, is 1 of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from California Department of Development Services (DDS), provided to the City by SCAG, provides a closer look at the disabled population (see Table 2-25).

### Table 2-25
### Developmentally Disabled Residents by Age

| *Location* | *0–17 Years* | *18+ Years* | *Total* |
|---|---|---|---|
| Ontario Total | 1,479 | 737 | 2,216 |

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021 (based on CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, obtaining rental housing using Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Service providers that participated in stakeholder interviews identified a serious lack of affordable housing and limited opportunities for rental assistance, which can particularly impact persons with disabilities.

Rolling Start Inc. is a nonprofit organization that promotes independent living for persons with disabilities. Its mission is to empower and educate people with disabilities to achieve the independent life of their choice. To accomplish this mission, Rolling Start offers a variety of services in San Bernardino, Inyo, and Mono Counties and serves approximately 1,500 clients with disabilities annually. Rolling Start provides wrap-around services to create independence for its clients, including housing

assistance to secure appropriate housing, personal assistant referrals and training, transportation assistance, and teaching independent living skills, such as budgeting, cooking, cleaning, and laundry. Assisting clients to find employment is a core service for Rolling Start. Clients receive job-seeking skills to secure employment through skills trainings and local networking. Rolling Start also offers clients access to assistive technology to support with everyday tasks, including devices ranging from jar openers and magnifiers to wheelchairs, grab bars, and assistive computer applications.

The San Bernardino County Department of Behavioral Health provides mental health programs to individuals and families who are experiencing serious or ongoing mental health and/or substance abuse disorders in San Bernardino County. In addition to crisis response teams, the Department of Behavioral Health provides outpatient mental health clinics that include crisis intervention, assessment/referral, individual/group therapy, medication support, case management, drug/alcohol, and educational workshops. The Department of Behavioral Health partners with service providers for specific communities, including military families, veterans, American Indians, Latinx population, African American population, LGBTQ+ community, preschool and school-aged children, and community health workers. The community-focused groups offer mental health resources, referral services, education, awareness and advocacy, and prevention resources.

To assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Inland Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities (Program 30).

### *Housing Design and Availability*

The needs of people with disabilities and available program responses vary considerably, as these individuals do not live in institutionalized settings. Whereas many live in independent living arrangements, others require more supportive settings. Therefore, typically, people with disabilities have three primary needs with respect to suitable housing: (1) affordable and accessible housing, both new and rehabilitated; (2) an adequate supply of institutional settings for those requiring more specialized care; and (3) a system of supportive services that allow for a full life.

**Universal Design** – Universal Design is the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.

**Visitability-**

Visitability is the design approach for new housing such that anyone who uses a wheelchair or other mobility device should be able to visit. A social visit requires the ability to get into the house, to pass through interior doorways, and enter a bathroom to use the toilet.

Cities that use federal housing funds must meet federal accessibility guidelines. For new construction and substantial rehabilitation, at least 5 percent of the units must be accessible to persons with mobility impairments, and an additional 2 percent of the units must be accessible to persons with hearing or visual impairments. New multiple-family housing must be built so that (1) public and common-use areas are readily accessible and usable by disabled people; (2) doors into and within units can accommodate wheelchairs; and (3) units contain adaptive design features, such as universal design.

HUD also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of accessibility. This recommendation is in addition to requirements of Section 504 of the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress and ingress for each unit. The City enforces all federal and state accessibility laws but does not require or mandate that new units meet more stringent universal design or visitability (see sidebar) standards.

At some point, people with disabilities may require an institutional setting. State law requires communities to allow people with disabilities to live in normal residential neighborhoods and therefore preempts many local laws and regulations for residential care facilities. The City allows for a range of residential care facilities in its neighborhoods, as summarized in Table 2-26. Ontario also has 28 residential-care facilities (also known as assisted living, retirement homes, etc.), providing accommodations for 158 disabled clients.

### Table 2-26
### Housing for People with Disabilities

| *Housing Types* | *Facility Capacity* |
|---|---|
| Adult Daycare facilities | 42 |
| Adult Residential Care facilities | 106 |
| Social Rehabilitation facilities | 10 |
| Total | 158 |

Source: California Department of Developmental Services - Community Licensing Care Division 2021

## Homeless People

Homeless persons are those who have a primary nighttime residence that is a supervised shelter designed to provide temporary living accommodations or a public or private space not designed for regular sleeping accommodation. The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74

persons unsheltered, and 28 homeless individuals living in emergency shelters or transitional housing.

Homeless populations have a complex range of housing and supportive service needs. The housing needs of homeless individuals cannot be met without a service system with a strong outreach component that engages homeless people and encourages them to enter the shelter system. A variety of housing types and supportive programs are needed to serve the homeless, depending on whether it is a homeless individual or family, if there is substance abuse involved, and if the person is disabled.

### *Continuum of Care Program*

The City contracts with Mercy House to implement a Homeless Services Continuum of Care (CoC) to prevent homelessness and assist individuals and families in becoming self-sufficient. The City's CoC offers the following services and programs:

- *Homeless Outreach Service Center.* The Ontario Access Center is the first step in the CoC and is designed to get people off the street and into an environment where services can be provided. The center offers showers, laundry facilities, lockers, restrooms, and case management offices. Ontario also funds an emergency shelter for victims of domestic violence (House of Ruth).

- *Transitional Housing.* Transitional housing is designed to provide accommodations for up to two years, during which the homeless individual or family prepares for independent living. In conjunction with the City of Ontario and the Ontario Housing Authority, as of 2021, Mercy House continued to provide a 34-bed transitional living facility, Assisi House, located on Virginia Avenue. Foothill Family Shelter, located in Upland, also has transitional housing units serving the West End of San Bernardino County, including Ontario.

- *Permanent Supportive Housing.* The City provides permanent supportive housing in the form of vouchers and direct assistance to renters. As described in the 2020-2024 Consolidated Plan for the Ontario CoC, the affordable permanent housing program consists of 76 units of affordable housing that offers optional aftercare supportive services. Tenancy is ongoing provided the tenant adheres to polices outlined in the tenant lease. In addition, the City has worked in cooperation with Mercy House Living Centers, the County of San Bernardino Department of Behavioral Health, and the Housing Authority of the County of San Bernardino to develop Project Gateway which provides up to 12 units of Permanent Supportive Housing within the inventory of the 76 permanent housing units. These units are available to mentally ill,

chronically homeless individuals with supportive housing services. In addition, the City has implemented a HOME Tenant Based Rental Assistance (TBRA) program targeted to providing permanent housing through a 12-month voucher to chronically homeless individuals and families. A total of 168 units are provided between these three projects that specifically serve homeless individuals and families: Affordable Permanent Housing Program (76 units), Project Gateway (12 units), and Tenant-Based Rental Assistance (80 units).

- *SOVA Program Center.* The SOVA Program Center, located at 904 East California Street, is operated by the Inland Valley Hope Partners. The center provides clients with emergency food, utility, and rental assistance. SOVA provides a 15-meal supply of nutritional food for each member of a family, every 30 days. The agency also offers classes in nutrition education, assistance for utilities and rent, motel vouchers, and access to job listings, bilingual health and safety information, and referrals.

- *Other Partnerships.* The City of Ontario also works with other nonprofit partners to address the complex individual and interjurisdictional issue of homelessness, both locally and regionally. Partners include the Interagency Council on Homelessness, HMIS Advisory Committee, Foothill Family Shelter, House of Ruth, Inland Valley Hope Partners, Mercy House, Transitional Assistance Department (motel vouchers), the Salvation Army, Housing Authority of the County of San Bernardino, San Bernardino County Department of Behavioral Health, Step-Up on Second, West Valley Regional Steering Committee, and surrounding jurisdictions.

Since the establishment of the CoC, Ontario has expended over $15 million in capital investment and operating subsidies for various programs designed to end homelessness. The major expenditures were in the acquisition and substantial rehabilitation of permanent housing units and creation of the Ontario Access Center. Ontario's CoC supports:

- The Ontario Access Center, which continues to provide basic needs and services.

- Assisi House and Aftercare Services Program, which provides transitional housing and aftercare services.

- The HOME Tenant-Based Rental Assistance (TBRA), which provides tenant--based rental assistance.

- HUD's Supportive Housing Program, Project Gateway, which helps secure permanent housing with wrap--around services for chronically homeless individuals with disabilities and their families.

- In cooperation with Ontario Housing Authority, Mercy House, and Mercy House Community Housing Development Organization (CHDO) a total of 76 permanent housing units, continue to be provided for priority occupancy to participants in the CoC.

Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city:

- During Fiscal Year 2019-20, funding for the street outreach team was increased to increase outreach efforts from 10 hours per month to 40 hours per week.

- The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The program was adapted to the COVID-19 motel voucher program in March 2020 and served 57 households between March and September 2020. In November 2020, the City launched the Emergency Motel Voucher Program that has served 92 households during Fiscal Year 2020-21. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing.

- The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA Program operated as part of the CoC. This program was canceled in March 2020 to focus resources on sheltering homeless persons during the COVID-19 pandemic.

- The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA program.

- The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals / families from homelessness into a stable housing program.

The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at risk of homelessness during the pandemic. During Fiscal Year 2020-21, two households received assistance.

As indicated earlier, the City continues to make ongoing subsidies available to various homeless service providers to provide for public service programs serving homeless individuals and families, such as the Family Stabilization Program at SOVA Program Center, services for victims of domestic violence and their children provided by House of Ruth, and the Ontario Access Center and Assisi House and Aftercare Services Program provided by Mercy House CoC (Program 32). Table 2-27 shows the city's current supply of housing for homeless persons. As shown in Table 2-27, the total beds available (at least 155) can accommodate the city's homeless persons (102 persons) based on the 2020 San Bernardino County Homeless Count.

### Table 2-27
### Housing for Homeless People

| *Housing Types* | *Type of Housing* | *Clients* | *Number of Beds* |
|---|---|---|---|
| Mercy House Ontario Access Center | Intake Center | Homeless people | N/A |
| Assisi House | Transitional housing | Single men, women, and women with children | 9 units<br>34 beds |
| Foothill Family Shelter | Transitional housing | Homeless families with children | 26 units<br>All 2- bedroom units<br>(56 beds or more) |
| House of Ruth | Emergency shelter, transitional housing, and permanent housing | Battered women and children | 20 emergency beds; 35 transitional beds, and 2-bedroom units for permanent housing or rapid re-housing<br>(up to 10 beds) |
| Affordable Permanent Housing Program | Permanent Housing | Priority access for homeless individuals and families | 76 units |
| Project Gateway | Shelter Plus Care | Mentally ill, chronically homeless | 12 units |
| Tenant-Based Rental Assistance | Rental Subsidies for Permanent Housing | Chronically Homeless individuals | 80 units |
| Veterans Affairs Supportive Housing | Voucher | Veterans | 352 vouchers |
| Family Unification Program | Voucher | Families | 1,109 vouchers |
| SOVA Food Security Center | Voucher | Families | As available |
| | | Total | 155 beds or more<br>1,666 units or more |

Source: City of Ontario, 2020-2024 Consolidated Plan; Communication with homelessness services agencies.

## Farmworkers

Ontario first developed as an agricultural community, devoted primarily to the citrus industry. A reminder of the heyday of orange groves, the Sunkist plant, has now closed operations. Dairies later replaced the citrus industry. In the mid-1980s, in fact, the Chino-Ontario area was renowned

for the highest concentration of dairy cows per acre in the world. Twenty years later, however, only about 50 dairy farms were still located in the Ontario-Chino area. Many moved to Fresno, Kern, and San Joaquin Counties or to other states.

In 2021, SCAG reported that 505 farmworkers had jobs in Ontario, 380 were full-time, year-round jobs. There was also a total of 586 workers employed in the agricultural industry in general, 461 of which were full-time, year-round jobs. Table 2-28 shows the amounts of farmworkers and agricultural industry workers in Ontario. In the past decades, the dairy industry has dramatically changed. Ontario's dairy industry today is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for farmworkers.

The housing needed for dairy workers is different from that of traditional seasonal/migratory farm laborers. Traditional migrant laborers move from place to place to harvest crops on a seasonal basis and live in migrant farmworker housing, such as dormitories. In contrast, dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

The City has an Agricultural Overlay District to allow existing agricultural uses to continue until a development is approved for urban uses. The City's zoning allows single-family homes by-right, agricultural caretaker units as an accessory use, and manufactured housing by-right.

Conservative estimates are that each farm residence is occupied by a farm owner/operator and one family member working on-site at the dairy. The other homes in the Ontario Ranch agricultural areas are assumed to have one to two residents working in the agricultural business. With these assumptions, existing housing in Ontario Ranch accommodates between 500 and 800 agricultural workers. Additional agricultural laborers work in Ontario, but many are employed in the food processing, horticultural, or other agricultural industries.

Table 2-28
Farmworkers in Ontario

| *Farmworkers Occupation and Employment* | *Number in Ontario* | *Percentage of Ontario Workers* |
|---|---|---|
| Total jobs: Farming, fishing, and forestry occupations | 505 | 0.61% |
| Full-time jobs only: Farming, fishing, and forestry occupations | 380 | 0.66% |
| Total employment in agriculture, forestry, fishing, and hunting | 586 | 0.70% |
| Full-time employment only in agriculture, forestry, fishing, and hunting | 461 | 0.80% |

Source: SCAG Pre-Certified Local Housing Data - Ontario 2021.

## Extremely Low Income

Extremely low-income households are defined as households earning annual incomes that are 30 percent or less of the AMI. Based on state income limits for 2021, a four-person, extremely low-income household earns no more than $26,500 and can afford approximately $663 per month for rent. Homeownership for extremely low-income households is considered financially infeasible throughout much of California because of the levels of subsidies required for a single unit.

According to the 2013-2017 CHAS, approximately 5,455 households (11 percent) earn extremely low income in Ontario. Of the extremely low-income households, it is estimated that 3,855 rent and 1,600 own the home they live in. The average income of a wide range of service and retail occupations falls into this category, at approximately 18 percent of Ontario's workforce. As businesses cope with the economic recession, many are converting jobs into part-time employment, further increasing the number of individuals earning extremely low incomes.

Extremely low-income households experience a broader range and severity of housing problems (overcrowding and overpayment) than other households because of their income level. For instance, the majority of extremely low-income households are renter households (3,855) and 3,145 (81 percent) of extremely low-income renter households overpay for housing. Of the 1,600 extremely low-income households who own a home, 1,215 (76 percent) overpay for housing. Overcrowding is also predominantly concentrated among very low- and extremely low-income households.

According to SCAG, the City of Ontario has a construction goal of 5,640 very low-income units from 2021 through 2029. Of that total, the City estimates that the construction need for extremely low-income units is 50 percent of that number, or 2,820 units. This estimate is based on a methodology approved by HCD for estimating the need for extremely

low-income housing. Providing housing affordable to extremely low-income households is challenging because of the significant financial subsidies required to make rental housing projects financially feasible.

The City's strategy to house extremely low-income households is focused on rental assistance and housing preservation. The Housing Authority of San Bernardino County (HASCB) has issued 773 housing vouchers to Ontario residents, predominantly those with extremely low incomes. The vouchers are primarily in traditional voucher programs (735) with a small amount (38) used in special voucher programs such as Veterans Affairs Supportive Housing. Of the total number of vouchers, a significant portion is assumed to be for families.

## 2.4 Neighborhood Conditions

Ontario's history is rooted in agriculture, and many of the city's homes, lot patterns, and other neighborhood features reflect that history. In other instances, the city's neighborhood fabric is defined by recent patterns of development. Today, Ontario's neighborhoods are the building blocks of the community. Neighborhoods profoundly define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario in the Inland Empire. Therefore, the design of neighborhoods, the maintenance of housing, and historic preservation are all critical aspects of building Ontario's future.

### Historic Neighborhoods

The City has developed historic contexts to describe and explain the circumstances and period within which historic resources were built. Contexts provide an understanding of the importance of resources and features. Contexts also provide insight as to the location of neighborhoods.

To date, the City has identified the following historic contexts:

- Ontario Irrigation Colony, which includes the Chaffey Brothers, the Ontario Land and Improvement Company, and the Citrus Industry.
- Wine Industry, which is in the eastern part of Ontario and was exemplified by Hofer Ranch and the Guasti Winery.
- Citrus Industry, which is in the central portion of Ontario and symbolized by the Sunkist Plant.
- Dairy Industry, which is in the southern portion of Ontario, mostly in what is known as Ontario Ranch.

- Aviation Industry, located at the Ontario International Airport, which identifies aviation themes in commercial, civil, military, and architecture.

Historic surveys are a fundamental part of this effort. The City's first survey of historic properties was completed in 1983. The survey identified almost 3,000 properties as eligible for designation as Historic Landmarks or as part of Historic Districts. Of the 3,000 listed properties, approximately 300 properties were nominated for designation. Currently, Ontario has designated 99 properties designated as Local Historic Landmarks and eight Historic Districts. Nine additional areas have been identified as potential districts. These districts are illustrated on Figure 2-1.

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Figure 2-1 Ontario Local Historic Districts




**Designated**

- Armsley Square
- College Park
- El Morado Court
- Euclid Avenue
- Graber Olive House
- La Deney Drive
- Rosewood Court
- Villa

**Potential**

- Downtown Addition
- Downtown West Addition
- Granada
- La Deney Drive Addition
- Parkside Addition

**Proposed**

- Downtown
- Guasti Village
- Parkside
- Downtown West

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## Age and Condition of Housing Stock

Ensuring decent and well-maintained housing helps provide safe housing for families, improves property values and the image of Ontario, and contributes to higher levels of neighborhood investment. Like any physical asset, housing requires regular maintenance and repair to extend its life. The age of the existing housing stock is one way of measuring housing conditions and is a factor in determining the need for home rehabilitation.

Housing age is correlated with rehabilitation needs. Homes built between 30 and 50 years ago are more likely to need rehabilitation or substantial repairs. Homes built before 1971 are less likely to meet seismic standards enacted following the Sylmar Earthquake of 1971. Homes older than 50 years often need new electrical, plumbing, roofing, and other subsystems. Older homes may also have been altered without building permits, and the alterations do not meet current health and safety standards. As shown in Table 2-29, 39 percent (22,270) of the homes in Ontario were built prior to 1970. Program 3 is included to assist with home rehabilitation.

Housing deterioration is associated with several other conditions, such as overcrowding and small rental projects, as well as investor-owned homes. Accelerated home deterioration is caused by overcrowding, which places additional wear and tear on housing designed for fewer occupants. Smaller rental projects often appear to need major rehabilitation because they are often owned by inexperienced investors. Finally, investors tend not to maintain single-family homes as well as resident owners.

### Table 2-29
### Age of Housing Stock

| *Year Built* | *Housing Units* | |
|---|---|---|
| | *Number* | *Percentage* |
| Before 1940 | 5,093 | 9% |
| 1940–1949 | 2,648 | 5% |
| 1950–1959 | 9,142 | 16% |
| 1960–1969 | 5,387 | 9% |
| 1970–1979 | 9,882 | 17% |
| 1980–1989 | 10,326 | 18% |
| 1990–1999 | 4,972 | 9% |
| 2000-2009 | 3,497 | 6% |
| 2010 or later | 7,096 | 12% |
| Total | 58,043 | 100% |

Source: US Census ACS 2015-2019; City of Ontario APRs 2019, 2020.

As part of periodic windshield surveys undertaken over the past few years, City staff has identified several residential areas with significant rehabilitation needs that may provide opportunities for improvement and new programs. The following discussion describes general areas, provides a map illustrating their locations, and concludes with an estimate of housing rehabilitation and repair needs.

### *CDBG Conservation Home Improvement Program (CHIP Loan)*

This new program launched in June 2020, provides low-income homeowners with a loan to make energy efficiency or water conservation improvements to the exterior of their homes. Eligible improvements include roof repairs/replacement, window replacement, exterior painting, landscaping improvements, irrigation systems and other improvements deemed necessary to provide energy/water conservation benefits.

### *Distressed Multifamily Development*

The City of Ontario was incorporated in 1891. Like most cities of this age, there are areas within the community that a need substantial reinvestment to eliminate the deteriorated and blighted conditions that occur when properties are not adequately maintained. Most of these areas are in portions of the city that were formally designated as Redevelopment Project Areas. Most of the deteriorated residential properties are in the city's former Central City and Cimarron Project Areas. These areas contain some of the oldest multifamily housing in the city. In 2007, a survey of 2,400 homes was conducted in the Cimarron Project Area and found 22 percent of the units needed repair and maintenance and 28 percent were deteriorated or dilapidated. Prior to the dissolution of redevelopment by the State, hundreds of these multifamily housing units had been rehabilitated using a variety of funding sources (including Redevelopment Low- and Moderate-Income Housing Funds (LMIHF) and federal HOME funds). Most of the funding was provided through LMIHF funding. The City has worked to develop innovative programs to address the rehabilitation needs of multifamily units. Funding for this type of reinvestment is limited.

The City recently added a Systematic Health and Safety Inspection requirement for all rental units over seven years old to be inspected by Community Improvement staff every four years (Program 1). Any units not in compliance must make necessary improvements to the property to ensure the units meet all applicable codes. These efforts have resulted in the improvement of many properties to meet these minimum standards and improve the quality and safety of Ontario's housing stock.

## Housing Construction Needs

Every eight years, California law requires cities to plan to accommodate population and employment growth in their community through the implementation of responsive housing policies and programs. To assist in that effort, SCAG prepares housing construction needs goals for each city in Southern California as part of the Regional Housing Needs Assessment (RHNA). All local governments, including Ontario, are required to set aside sufficient land, adopt programs, and provide funding, to the extent feasible, to facilitate and encourage housing production commensurate with that need.

Total "housing construction need" includes three components: (1) the number of housing units needed to accommodate future population and employment growth; (2) an additional allowance to replace demolished units and restore normal vacancy rates; and (3) a fair adjustment that determines housing need by different affordability levels. The following discusses the specifics of each factor in Ontario.

### *Population and Employment Growth*

The first component of construction need represents the number of units needed to accommodate new households forming as a result of population and employment growth. Ontario's housing need is based on SCAG's regional growth forecast, adopted as part of the 2020 Regional Transportation Plan (RTP) and revised to reflect further local comments. Table 2-30 compares projected population, employment, and household growth in Ontario from 2016 through 2045.

Table 2-30
Households, Employment, and Population Projections 2016–2045

| *Category* | *2016* | *2045* | *Change* | |
|---|---|---|---|---|
| | | | *Numeric* | *Percentage* |
| Households | 46,000 | 74,500 | 28,500 | 62% |
| Employment | 113,900 | 169,300 | 55,400 | 49% |
| Population | 172,200 | 269,100 | 96,900 | 56% |

Source: SCAG 2020 RTP/SCS

### *Housing Factors*

The RHNA goal for new construction incorporates additional units to accommodate two factors in the housing market. First, the housing market requires a certain number of vacant units to allow for sufficient choice for consumers, maintain rents and prices at adequate levels, and encourage normal housing maintenance and repair.

Over time, it is expected that a certain number of housing units will be lost to residential uses from demolition, fire, conversion to nonresidential uses, recycling to other uses, or a variety of other reasons. In other cases, the City's redevelopment activities throughout the community will also result in the demolition and replacement of certain uses. Therefore, SCAG adjusts the City's housing production goals by a standard "replacement factor" based on the historical rate of units lost to demolition or conversion to nonresidential uses in each community.

### *Fair-Share Allocation*

Ontario's housing construction need represents the total construction needed to accommodate expected population and employment growth while accommodating vacancies and replacement units. This need is further divided into five household income categories defined by state law. The income limits defined by HCD for San Bernardino County in 2021 are:

- *Extremely low:* households earning 30 percent or less of AMI, or a maximum income of $26,500 for a four-person household
- *Very low:* households earning 31 to 50 percent of AMI, or a maximum income of $39,500 for a four-person household
- *Low:* households earning 51 to 80 percent of AMI, which translates into a maximum of $63,200 for a four-person household
- *Moderate:* households earning 81 to 120 percent of AMI, or a maximum income of $93,000 for a four-person household
- *Above moderate:* households earning above 120 percent of AMI, or a minimum of $93,001 for a four-person household

California law states that the RHNA is required to avoid or mitigate the overconcentration of income groups in a jurisdiction to achieve its objective of increasing supply and mix of housing types, tenure, and affordability in an equitable manner. In practice, jurisdictions with a smaller proportion of lower-income units are required to provide a larger share of those units as part of their construction need to compensate for jurisdictions that already accommodate more than their fair share. Table 2-31 shows the City's RHNA by affordability level.

Table 2-31
Regional Housing Needs Goals, 2021–2029

| *Household Income Levels for the RHNA* | *Number of Housing Units* | *Percentage of Units by Affordability level* |
|---|---|---|
| Extremely Low Income | 2,820 | 14% |
| Very Low Income | 2,820 | 14% |
| Low Income | 3,286 | 16% |
| Moderate Income | 3,329 | 16% |
| Above Moderate Income | 8,599 | 41% |
| Total | 20,854 | 100% |

Source: Southern California Association of Governments 2021.

## Housing Preservation Needs

Subsidized housing provides the largest amount of affordable housing to persons and families earning extremely low, very low, and low income. As shown in Table 2-32, as of September 2021, Ontario has an identified 33 developments with 1,959 units of housing built with various local, state, and federal subsidies that are deed-restricted as affordable for lower-income households and persons with special housing needs. California law requires that all housing elements include an analysis of "assisted multiple-family housing" projects as to their eligibility to change from low-income housing to market rates within 10 years of the beginning of the eight-year planning period that will begin on October 15, 2021. This at-risk analysis section thus addresses any affordable assisted units that are at-risk of market-rate conversion as late as October 15, 2031.

Assisted housing developments or at-risk units are multifamily rental housing complexes that receive government assistance under federal, state, and local programs within the current and subsequent eight-year planning period of the housing element. It there are units at-risk, the element must include a detailed inventory and analysis. The inventory must list:

- Each development by project name and address;
- Type of governmental assistance received;
- Earliest possible date of change from low-income use;
- Total elderly and nonelderly units that could be converted;
- An analysis of the costs of preserving and replacing these units;
- Resources for preservation of at-risk units; and

- Program for preservation of at-risk units and quantified objectives.

Affordable housing periodically converts to market rents, particularly during inflationary times when market rents escalate and create a financial incentive.

The City of Ontario made significant progress in preserving many affordable housing projects at-risk of conversion to market rents. During the past housing planning period, the City actively preserved the Ontario Townhomes project, an 85-unit project-based Section 8 property, for an additional 20 years. Table 2-32 provides an inventory of all publicly subsidized affordable housing projects in Ontario and their status.

## Table 2-32
## Publicly Subsidized Multiple-Family Housing

| *Project/Address* | *Unit Type* | *Total Units* | *Total Assisted Units* | *Assisted Units at Risk* | *Funding Source* | *Earliest Expiration* |
|---|---|---|---|---|---|---|
| **Units at Risk of Converting** | | | | | | |
| WOODSIDE II (SENIOR)<br>302 West G Street | Senior | 60 | 60 | 12 | Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants | 12/1/2021 |
| ENCORE TOWNHOMES<br>(F/K/A WAVERLY PLACE)<br>1725 East G Street | Multifamily | 155 | 62 | 31 | MFHB | 12/1/2021 |
| RANCHO VISTA TOWNHOMES<br>(F/K/A CAMBRIDGE SQUARE)<br>1037 N. Archibald Avenue | Multifamily | 125 | 50 | 25 | MFHB | 12/1/2022 |
| CEDAR VILLAS (SENIOR)<br>301 East Cedar | Senior | 136 | 123 | 123 | Housing Revenue Bond | 3/25/2024 |
| MISSION OAKS<br>1427 West Mission Boulevard | Multifamily | 80 | 80 | 80 | RDA Housing Set-Aside | 5/30/2025 |
| CICHON<br>225 East D Street and 415 North Plum A & B | Multifamily | 3 | 3 | 3 | LMIHF | 7/15/2025 |
| ESTANCIA<br>1720 East D Street | Multifamily | 152 | 85 | 85 | ORA Agreement with Owner | 8/6/2026 |
| CINNAMON RIDGE (SENIOR)<br>1051 East Fourth Street | Senior | 101 | 101 | 101 | Housing Revenue Bond | 8/6/2026 |
| SUBTOTAL | | 812 | 564 | 460 | | |
| **Units Not at Risk of Converting** | | | | | | |
| AVANTE<br>(F/K/A WATERFORD COURT)<br>1675 East G Street | Multifamily | 165 | 17 | _ | MFHB | 2/9/2059 |
| WOODSIDE III (SENIOR)<br>408 West G Street | Senior | 84 | 67 | _ | MFHB | 2/9/2059 |
| ONTARIO TOWNHOUSES<br>1360 East D Street | Multifamily | 86 | 85 | _ | HUD Assisted Project Section 236(J)(1) | 3/26/2074 |
| SEASONS (SENIOR)<br>955 North Palmetto | Senior | 80 | 80 | _ | Housing Revenue Bond; LIHTC | 12/31/2072 |

## Table 2-32
## Publicly Subsidized Multiple-Family Housing

| *Project/Address* | *Unit Type* | *Total Units* | *Total Assisted Units* | *Assisted Units at Risk* | *Funding Source* | *Earliest Expiration* |
|---|---|---|---|---|---|---|
| VESTA (HOGI)<br>520-526 1/2 West Vest Street | Multifamily | 6 | 6 | _ | HOME | 6/6/2057 |
| MT. VIEW (SENIOR)<br>Phase I<br>511 North Palmetto Avenue | Senior | 86 | 86 | _ | HOME; RDA Set-Aside: LIHTC | 2/13/2058 |
| PALM TERRACE II<br>1449 East D Street | Senior | 48 | 47 | _ | Section 202 | 6/30/2059 |
| PARK CENTRE<br>850 North Center Street | Multifamily | 404 | 101 | _ | Housing Revenue Bonds | 12/1/2060 |
| CASITAS<br>1900 South Campus | Multifamily | 253 | 48 | _ | Parc Vista/Terrace View deal | 1/11/2061 |
| SUMMIT PLACE<br>1130 West Fourth Street | Multifamily | 75 | 75 | _ | MFHB, RDA Set-Aside | 1/11/2061 |
| SUMMIT WALK<br>1206 West Fourth Street | Multifamily | 78 | 78 | _ | MFHB, RDA Set-Aside | 1/11/2061 |
| LANDMARK @ONTARIO<br>950 North Dussenberg Drive | Multifamily | 469 | 71 | _ | City DDA with property owner | 11/20/2061 |
| VINTAGE APARTMENTS<br>955 North Dussenberg | Multifamily | 300 | 45 | _ | DDA (Developer Agreement) | 4/17/2062 |
| Mt. VIEW (SENIOR)<br>Phase II<br>511 North Palmetto Avenue | Senior | 20 | 20 | _ | LIHTC | 7/15/2062 |
| FRANCIS APARTMENTS<br>307-311 West Francis | Multifamily | 15 | 15 | _ | HOME, LMIHF | 7/1/2114 |
| CITY CENTER SENIOR APARTMENTS<br>280 North Lemon | Senior | 76 | 75 | _ | HOME, LIHTC | 9/21/2065 |
| METRO 102<br>(F/K/A COLONY APARTMENTS)<br>102 North Lemon Avenue | Multifamily | 160 | 160 | _ | LMIHF | 9/21/2064 |
| PALM TERRACE I<br>1433 East D Street | Senior | 91 | 90 | _ | HOME; Section 202 | 8/12/2060 |

## Table 2-32
## Publicly Subsidized Multiple-Family Housing

| *Project/Address* | *Unit Type* | *Total Units* | *Total Assisted Units* | *Assisted Units at Risk* | *Funding Source* | *Earliest Expiration* |
|---|---|---|---|---|---|---|
| BEGONIA AVENUE APARTMENTS<br>209, 216, 217, 222, 223, 228, and 231N. Begonia Ave. | Multifamily | 28 | 28 | _ | NSP1, LMIHF, NSP3, HOME | 1/24/2066 |
| 305 NORTH BEGONIA AVENUE | Multifamily | 4 | 4 | _ | LMIHF, HOME | 7/1/2114 |
| 1164 WEST VESTA STREET and<br>1165 WEST HOLLOWELL STREET | Multifamily | 8 | 8 | _ | NSP3, HOME | 7/5/2067 |
| EMPORIA PLACE<br>220 South Fern Avenue | Multifamily | 75 | 74 | _ | LIHTC, OHA Funds | 8/27/2075 |
| VISTA VERDE APARTMENTS<br>110 North Virginia Avenue | Multifamily | 101 | 101 | _ | TCC, OHA Funds, MF Housing Revenue Bonds | 4/25/2074 |
| MERCY HOUSE<br>Guadalupe<br>411 & 412 North Parkside Drive | Multifamily | 15 | 14 | _ | RDA Set Aside | "411 – 02/14/2073 |
| MERCY HOUSE Assisi House<br>(Transitional Housing)<br>517,521 & 525<br>Virginia Street | Transitional | 34 beds | 34 beds | _ | HOME | 412 – 02/28/2069" |
| SUBTOTAL<br>(Does not include the 34 beds at Mecy House Transitional Housing) | | 2,727 | 1,395 | | | |
| GRAND TOTAL<br>(Does not include the 34 beds at Mecy House Transitional Housing) | | 3,539 | 1,959 | 460 | | |

Source: City of Ontario. 2021
F/K/A = Formerly Known As
Funding Sources
DDA = Disposition and Development Agreement
HOME = HOME Investment Partnerships Program
LIHTC = Low-Income Housing Tax Credit
LMIHF = Low and Moderate Income Housing Fund
MFHB = Multiple-Family Housing Revenue Bonds
NSP = Neighborhood Stabilization Program
OHA = Ontario Housing Authority
ORA = Ontario Redevelopment Agency
RDA Set-Aside = Redevelopment Housing Set-Aside funds
TCC = Transformative Climate Communities

### *Potential At-Risk Projects*

City records identified eight affordable housing projects totaling 460 units for lower-income and moderate-income households where the owner's obligation to retain the units as affordable will expire in the next 10 years if there is no intervention from the City or other entity. The potential of conversion is greater in an escalating rental market, where owners have a greater financial incentive to convert the projects.

The following describes the at-risk properties in detail.

- **Avante Townhomes.** This project provided 50 affordable units to very low-, low-, and moderate-income households. The affordability restrictions for 33 of the 50 assisted units expired on July 15, 2021. Seventeen (17) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside III.** This project provided 84 affordable units to very low-, low-, or moderate-income senior households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 17 of the 84 assisted units expired on July 15, 2021. Sixty-seven (67) units remain restricted for moderate-income households until February 9, 2059.
- **Woodside II.** This project provides 60 affordable units to very low-, low-, or moderate-income senior households. The affordable units in this project were secured through an Amended and Restated Regulatory and Declaration of Restrictive Covenants First Supplemental Regulatory Agreement and Declaration of Restrictive Covenants. The affordability restrictions for 12 of the 60 assisted units expire as soon as December 1, 2021.
- **Encore Townhomes.** This project provides 62 affordable units to low- and moderate-income households. The project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 31 of the 62 affordable units expire as soon as December 1, 2021.
- **Rancho Vista Townhomes.** This project provides 50 affordable units to very low-, low-, and moderate-income households. This project is financed through multifamily Housing Revenue Bonds. The affordability restrictions for 25 of the 50 assisted units expire as soon as December 1, 2021.

- **Cedar Villas.** This project provides 123 affordable units to very low- and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as March 25, 2024.
- **Mission Oaks.** This project provides 80 affordable units to very low- and moderate-income families. The project is financed through an RDA Housing Set-Aside. The affordability restrictions expire as soon as May 30, 2025.
- **Cichon.** This project provides three affordable units to very low-, low-, and moderate-income families. The project is financed through the Low- and Moderate-Income Housing Fund. The affordability restrictions expire as soon as July 15, 2025.
- **Estancia.** This project provides 85 affordable units to low- and moderate-income families. The affordability of units in this project is secured through an Occupational Rights Agreement with its owner. The affordability restrictions expire as soon as August 6, 2026.
- **Cinnamon Ridge.** This project provides 101 affordable units to very low-, low-, and moderate-income seniors. The project is financed through Housing Revenue Bonds. The affordability restrictions expire as soon as August 6, 2026.

### *Preservation Options*

Typically, local governments have a wide range of options to replace affordable housing units lost through conversion to market rents. However, the four primary ways are to replace the expired rental subsidies, construct new affordable housing units, offer incentives to rehabilitate the units in return for extended affordability controls, or facilitate the transfer of the project to another entity.

#### *Replacement of Rent Subsidies*

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided.

Table 2-33 calculates the annual subsidy needed to replace HUD subsidies at fair-market rents based on 2021 prices. As an example, the annual cost to subsidize the difference between affordable rent and fair-market rent for an existing very low-income unit for a family of four in a three-bedroom unit in Ontario that is at-risk of market-rate conversion would be approximately $11,154, in 2021 dollars. Low-income households occupying one- and two-bedroom units as well as moderate-income households of any size currently do not require subsidies as the affordable rents for these types of housing situations are estimated to be higher than the fair-market rent costs. Very low-income households of any size as well as low-income households occupying three- or four-bedroom units will likely require subsidies to pay rent as the fair-market rent estimates are higher than the affordable rent estimates.

## Table 2-33
## Cost to Replace Rent Subsidies

| *Unit Size* | *Fair-Market Rent* | | *Household Size* | *Affordable Very Low-Income (50% AMI) Rent* | | *Affordable Low- Income (80% AMI) Rent* | | *Affordable Moderate-Income (120% AMI) Rent* | | *Monthly per-Unit Subsidy* | | | *Annual per-Unit Subsidy* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | *Monthly* | *Annual* | | *Monthly* | *Annual* | *Monthly* | *Annual* | *Monthly* | *Annual* | *Very Low-Income* | *Low Income* | *Moderate Income* | *Very Low-Income* | *Low Income* | *Moderate Income* |
| 1-bedroom | $1,106 | $13,272 | 2 | $790 | $9,480 | $1,265 | $15,180 | $1,860 | $22,320 | $316 | $0 | $0 | $3,792 | $0 | $0 |
| 2-bedroom | $1,390 | $16,680 | 3 | $889 | $10,665 | $1,423 | $17,070 | $2,093 | $25,110 | $501 | $0 | $0 | $6,015 | $0 | $0 |
| 3-bedroom | $1,917 | $23,004 | 4 | $988 | $11,850 | $1,580 | $18,960 | $2,325 | $27,900 | $930 | $337 | $0 | $11,154 | $4,044 | $0 |
| 4-bedroom | $2,369 | $28,428 | 5 | $1,068 | $12,810 | $1,708 | $20,490 | $2,511 | $30,135 | $1,302 | $662 | $0 | $15,618 | $7,938 | $0 |

Sources: HUD Fair Market Rents 2021; San Bernardino County; 2021 California HCD Income Limits
Note: Affordability based on 30% of monthly income for each category as outlined in the 2021 California HCD Income Limits. Subsidy costs of $0 indicate that the affordable rent estimate is higher than the estimated fair market rent price from HUD so no subsidy is needed.

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Based on the data and cost estimates presented in Table 2-33, Table 2-34 presents the estimated costs to preserve the identified at-risk housing units. Currently, the estimated annual cost to preserve all at-risk housing in Ontario using rent subsidies would likely be $470,093. The median cost to preserve all the at-risk units within one housing project is an estimated $65,511. The most expensive project to preserve via rent subsidies would be 123 units at Cedar Villas at an estimated $162,405 in 2021 dollars, whereas the least costly project in the city to subsidize would be the 3 units at Cichon, at an estimated $3,792 in 2021 dollars. Encore Townhomes and Estancia likely have units whose affordable rents are currently higher than the estimated fair-market rent cost and thus they likely would be ineligible to receive subsidies. These estimates may vary depending on data limitations relating to the bedroom mix and income category since these factors together determine the cost of the rent subsidy.

## Table 2-34
## Cost to Subsidize At-Risk Units in Ontario, 2021

| Project/Address | Unit Type | Total Units | Assisted Units Total | At-Risk Units | | | | Total Unit Bedroom Mix | Annual Subsidy Cost | Earliest Expiration |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Total | Very Low Income | Low Income | Moderate Income | | | |
| WOODSIDE II (SENIOR)<br>302 West G Street | Senior | 84 | 84 | 12 | 6 | 6 | 0 | 68 1-bedroom,<br>15 2-bedroom, and<br>13-bedroom units | $58,842 | 12/1/2021 |
| ENCORE TOWNHOMES<br>(F/K/A WAVERLY PLACE)<br>1725 East G Street | Multifamily | 155 | 62 | 31 | 0 | 31 | 0 | 152 2-bedroom and<br>3 4-bedroom units | $0 | 12/1/2021 |
| RANCHO VISTA TOWNHOMES<br>(F/K/A CAMBRIDGE SQUARE)<br>1037 N. Archibald Avenue | Multifamily | 125 | 50 | 25 | 12 | 13 | 0 | 116 2-bedroom and<br>9 3-bedroom units | $72,180 | 12/1/2022 |
| CEDAR VILLAS (SENIOR)<br>301 East Cedar | Senior | 136 | 123 | 123 | 27 | 0 | 96 | 104 1-bedroom and<br>32 2-bedroom units | $162,405 | 3/25/2024 |
| MISSION OAKS<br>1427 West Mission Boulevard | Multifamily | 80 | 80 | 80 | 16 | 0 | 64 | 8 1-bedroom, 64 2-bedroom,<br>and 8 3-bedroom units | $93,242 | 5/30/2025 |
| CICHON<br>225 East D Street and 415 North Plum A & B | Multifamily | 3 | 3 | 3 | 1 | 1 | 1 | 1 1-bedroom, 1 2-bedroom,<br>and 1 3-bedroom units | $3,792 | 7/15/2025 |
| ESTANCIA<br>1720 East D Street | Multifamily | 152 | 85 | 85 | 0 | 31 | 54 | 50 1-bedroom and<br>102 2-bedroom units | $0 | 8/6/2026 |
| CINNAMON RIDGE (SENIOR)<br>1051 East Fourth Street | Senior | 101 | 101 | 101 | 21 | 60 | 20 | 38 1-bedroom and<br>63 2-bedroom units | $79,632 | 8/6/2026 |
| Total | -- | 836 | 588 | 460 | 83 | 142 | 235 | -- | $470,093 | -- |

Source: City of Ontario, 2021.
Note: Costs to preserve at-risk units are estimates only based on available data. Cost estimates rely on 2021 Fair Market Rent data from HUD to determine costs of subsidizing at-risk units, which varies by income category and bedroom count. Data on each housing project does not indicate the bedroom count or income category of each at-risk unit concurrently so cost estimates assume the bedroom count and income category of each unit at-risk. These assumptions are as follows:
Woodside II: Estimate assumes 6 Very Low Income 1-bedroom and 6 Low Income 2-bedroom units
Encore: Estimate assumes 31 Low Income 2-bedroom units
Rancho Vista: Estimate assumes 12 Very Low Income and 4 Low Income 2-bedroom and 9 Low Income 3-bedroom units
Cedar Villas: Estimate assumes 96 Moderate Income 1-bedroom and 27 Very Low Income 2-bedroom units
Mission Oaks: Estimate assumes 8 Very Low Income 1-bedroom, 64 Moderate Income 2-bedroom, and 8 Very Low Income 3-bedroom units
Cichon: Estimate assumes 1 Very Low Income 1-bedroom, 1 Low Income 2-bedroom, and 1 Moderate Income 3-bedroom units
Estancia: Estimate assumes 31 Low Income 1-bedroom and 54 Moderate Income 2-bedroom units
Cinnamon Ridge: Estimate assumes 21 Very Low Income and 17 Low Income 1-bedroom and 43 Low Income and 20 Moderate Income 2-bedroom units

### *Construction of New Units*

The second option is to replace the actual affordable units through new construction. This alternative entails finding suitable sites, purchasing land, negotiating with a developer, funding the project, and the other costs associated with building new housing. The final cost of constructing deed-restricted affordable housing units depends on whether the developer needs to purchase land (or whether the City can transfer the land at a subsidized price) and whether the City or private developer's initial financial contribution can be leveraged with other funding sources.

No recent examples of a non-subsidized affordable multifamily project have been developed. Construction costs are higher than normal because of the nature of the projects and the desire for quality housing. Based on construction cost estimates derived from R.S. Means Construction Cost data, a five-story, 68-unit building built with precast concrete panels and a steel frame would cost approximately $140.84 per square foot. Using an average of 1,000 square feet per unit, this would equate to $140,840 per unit. At this per-unit cost, it would cost $64,786,400 to construct 460 new units to replace the 460 at-risk units.

The final cost to the City could be lowered through access to affordable housing funds from the state, federal government, or private funding sources.

### *Purchase of At-Risk Units*

The City could purchase the units and facilitate transfer to a nonprofit organization dedicated to providing affordable housing. Under the right transfer provisions, this option would be an effective way to preserve the units because the new owner would have a vested interest in maintaining the affordability of the units and have access to funding sources not necessarily available to private for-profit companies. A nonprofit housing corporation could also rehabilitate it using low-income housing tax credits and extend affordability controls.

To facilitate the transfer to a nonprofit, the City could purchase the building outright at market prices and transfer it to the new owner. The market price could be determined in many different ways. The valuation of apartments is often done by examining the sales price of similarly situated properties. When this is not possible, apartments are often valued based on a combination of gross income, vacancy rate, operating and maintenance costs, condition of the property, and the capitalization rate.

The current market value of the projects was estimated using information from multifamily sales listings within Ontario's boundaries. The average cost to purchase a multifamily development was $289,700 per unit. There are 460 units at-risk of converting to market rate within the current

planning cycle. Using the previously established average cost per unit, if these were purchased, the estimated cost of acquiring these for the City would be $133,262,000.

### *Rehabilitation of At-Risk Units*

Apartment projects often need rehabilitation, and the property owner may have insufficient funds to complete periodic repairs and renovations. In these situations, the City may find it advantageous to work with the property owner and offer a flexible number of financial incentives (e.g., low-interest loans, renegotiation of current loan packages, cash incentives) in return for extending the length of the affordability covenants on the affordable units. In fact, the City of Ontario has successfully used this approach for the vast majority of affordable housing units.

Rehabilitation and preservation costs depend on a number of factors, most notably the condition of the property, the amount of deferred maintenance, the financial viability of the project, and the length of affordability term. Projects requiring structural improvements may be more expensive, particularly if lead-based paint hazards must be abated.

### *Qualified Entities*

Nonprofit entities serving the larger Greater Los Angeles region, including San Bernardino County and Ontario, can be contacted to gauge their interest and ability in acquiring and/or managing units at-risk of conversion. Table 2-35 shows a partial listing of entities with resources in the San Bernardino County and Greater Los Angeles area. In addition, the full list of quantified entities is included as Appendix A.

Table 2-35
Qualified Entities Near Ontario

| *Entity Name* | *Address* | *City* |
|---|---|---|
| Neighborhood Housing Services of the Inland Empire Inc. | 1390 North D Street | San Bernardino |
| National Community Renaissance | 9421 Haven Avenue | Rancho Cucamonga |
| Nexus for Affordable Housing | 1572 N. Main Street | Orange |
| Orange Housing Development Corporation | 414 E. Chapman Avenue | Orange |
| Richman Group of California LLC | 21520 Yorba Linda Blvd, Suite G-548 | Yorba Linda |
| CSI Support & Development Services | 201 E. Huntington Drive | Monrovia |
| Highland Property Development LLC | 250 W. Colorado Boulevard. Suite 210 | Arcadia |

Source: California Department of Housing and Community Development, 2021.

### *Summary of Options*

As described previously, estimates to preserve the 460 at-risk units in Ontario are:

- Annual cost of rent subsidies: $470,093
- Construction of new units: $64,786,400
- Purchase of existing multifamily units: $133,262,000.

Determining the most cost-effective approach to preserving affordable housing at-risk of conversion to market rents must consider a number of cost factors and market contingencies. Important cost considerations include the achievable rents under current market conditions, the condition of the property and need for rehabilitation, the income levels of the occupants, and the willingness of property owners to accept one or more of the available options. Moreover, one option may be more effective than another, depending on the timing of the decision.

Under the first scenario, City replacement of rent subsidies would easily be the most cost-effective approach in the present market since there is little difference between fair-market rents and affordable rents. But this could quickly change if the occupants had very low or extremely low incomes or rents increased. For preservation options with a longer guarantee of affordability, when funding is available, the City of Ontario could offer rehabilitation loans. The City has successfully used this option to preserve the affordability of many projects.

If the City wishes to preserve the building for as long as possible, potentially in perpetuity, transfer of ownership is the best route. Qualified entities in the business of affordable housing are looking for opportunities to purchase at-risk projects. However, they may lack the financing to make such a purchase. In these cases, if funding is available, the City could offer low-interest loans or gap financing that would allow a nonprofit entity to purchase the property. This strategy would allow the City to ensure the long-term affordability of the project while minimizing the amount of direct public investment.

Program 25 is the City's program to assist with at-risk housing projects.

# 3. ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under state law, AFFH means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

AB 686 requires the City of Ontario (City), and all jurisdictions in the state, to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

To comply with AB 686, the City has completed the following outreach and analysis. Some of the information is based on the City of Ontario's 2020 AFH adopted in June 2020, and the San Bernardino County Regional Analysis of Impediments (Regional AI), completed in April 2020.

## 3.1 Outreach

As discussed in the *Housing Element Outreach* section, the City has used a variety of outreach methods, in addition to the standard public hearing process, to reach stakeholders and members of all socioeconomic segments of the city.

To prepare the Ontario 2020 AFH, the City and the Lawyers' Committee for Civil Rights Under Law conducted a broad array of outreach to ensure active community involvement, including groups typically underrepresented in the planning process. Through a combination of community meetings, focus groups, community surveys, and public

hearings, the City and the Lawyers' Committee reached out to Ontario residents, including Hispanic groups, tenants, homeowners, fair housing organizations, advocacy groups, social service providers for persons with disabilities, low-income households, and persons experiencing homelessness, among others.

Beginning in February 2020, the Lawyers' Committee held meetings with individual stakeholders throughout the region. In addition, the City of Ontario organized a series of meetings in predominantly Hispanic communities. On Saturday, February 29, 2020, an all-day community fair was held that attracted hundreds of residents. The City also held an evening meeting with a wide array of organizations to discuss the AFH. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Through the outreach process, the City and the Lawyers' Committee identified the following salient Fair Housing Goals and Policies, which informed the Ontario 2020 AFH. The City's commitment to these goals and priority actions is included as Program 27.

### Goal #1: Increase the supply of affordable housing in high-opportunity areas.

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly under 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These findings indicate a need to expand the supply of affordable housing. The Ontario 2020 AFH proposes the following priorities to increase the supply of affordable housing:

1. Explore the creation of new funding sources of affordable housing.
2. Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review.
3. Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop accessory dwelling units with affordability restriction on their property.

4. Align development codes to conform to recent California affordable housing legislation.

### Goal #2: Increase community integration for persons with disabilities.

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. The Ontario 2020 AFH identifies the following priority to expand housing opportunity for non-elderly persons with disabilities.

1. Prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credits (LIHTC) and Mental Health Services Act assistance.

### Goal #3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

As community stakeholder meeting attendees were unaware that landlords are required to accept housing vouchers and third-party checks and would benefit from fair housing education, targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Therefore, the Ontario 2020 AFH proposes the following priority to ensure equal access to housing.

1. Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

The San Bernardino County Regional AI used a variety of approaches to achieve meaningful public engagement with residents and stakeholders, including 20 public meetings, 20 stakeholder interviews, and a communitywide survey. Respondents to the community survey reported overwhelmingly that there is a lack of affordable housing in San Bernardino County for both individual and families (selected by 71 percent of respondents) and additionally identified displacement risk due to rising housing costs as a barrier to fair housing (selected by 67 percent of respondents). Stakeholder interviews were conducted with 20 local providers of fair housing/legal advocacy, affordable housing, persons with disabilities, seniors, low-income households, and others. Stakeholders spoke about housing conditions and fair housing issues regionally but offered insights specific to Ontario. In response to the question "Are public resources (e.g., parks, schools, roads, police & fire services, etc.) available evenly throughout all neighborhoods in your

community?" stakeholders found that Ontario has "a good distribution of parks, schools, and community centers."

## 3.2 Description of Ontario by Area

The AFH relies on comparing the history of development and land use practices across neighborhoods in Ontario and resulting differences in demographics and access to opportunity that have potential to affect the quality of life and achievement for residents in differing areas of the city. For the purposes of the AFH, the areas of the city used for comparison are based on the 2021 California Housing and Community Development (HCD) and California Tax Credit Allocation Committee (TCAC) Opportunity Area Map (Figure 3-2). As will be described in more detail, the HCD/TCAC Opportunity Map shows broadly that residents may experience differing access to opportunity depending on what area of Ontario they live in and, therefore, defining these areas of the city is meaningful to understand land use patterns that result in fair housing issues. Unless otherwise specified, these areas of Ontario identified in the HCD/TCAC Map that are used in this assessment for the purposes of comparison are defined by streets as follows (see Figure 3-1, *Areas of Ontario*, for visual representation).

**Northwest area/Northwest Ontario**: West of Archibald Avenue, inclusive of Ontario International Airport to the city's western limits and north of Riverside Drive to the city's northern limits.

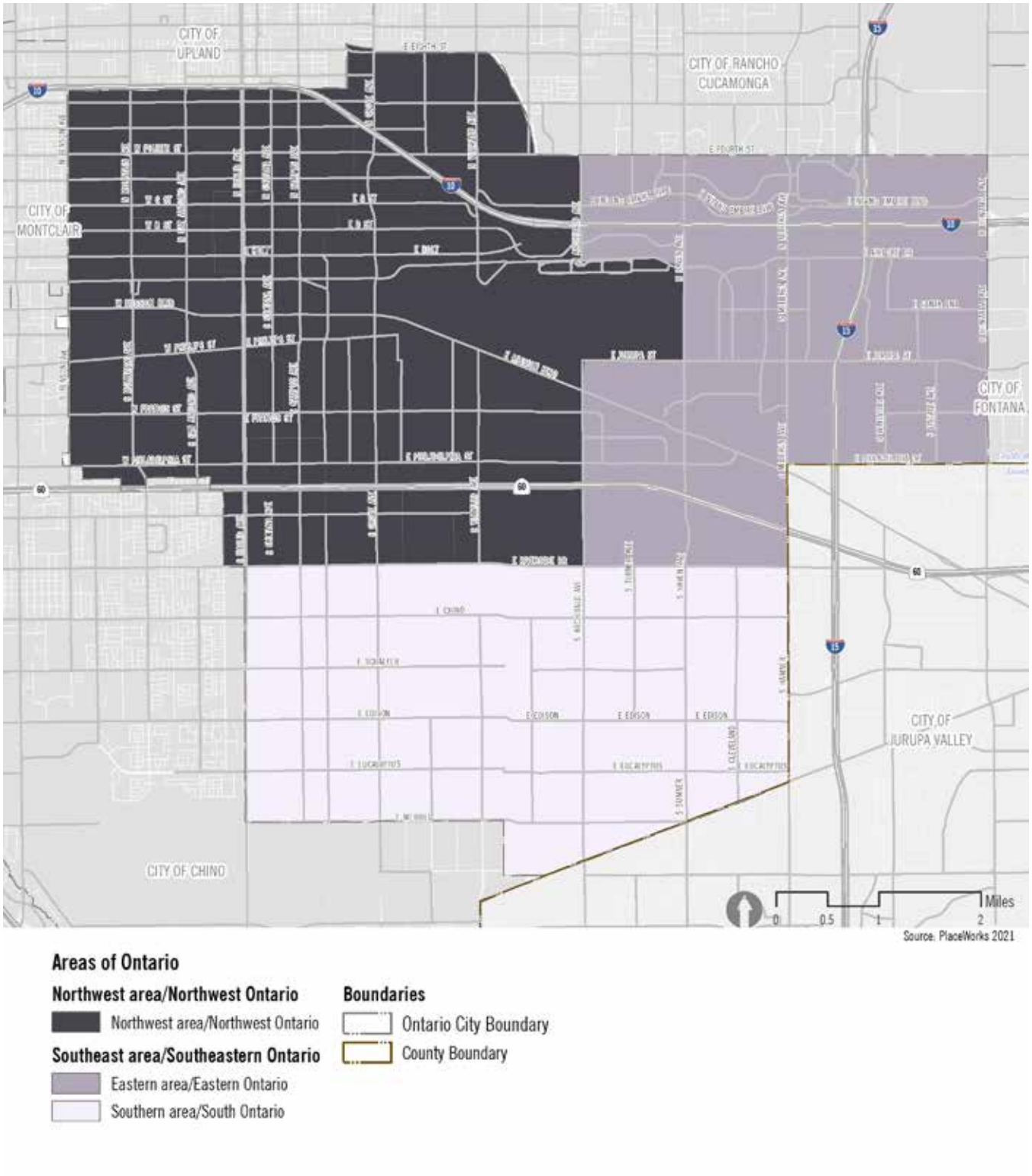
**Southeast area/Southeastern Ontario:** East of the Ontario International Airport and Archibald Avenue to the eastern city limits and south of Riverside Drive to the city's southern limits.

South and east Ontario is further delineated by:

*Eastern area/Eastern Ontario:* East of the Ontario International Airport and Archibald Avenue to the city limits and north of Riverside Drive.

*Southern area/South Ontario*: South of Riverside Drive, bounded by the city's southern limits.

## Figure 3-1 Areas of Ontario



## 3.3 City of Ontario History

The City of Ontario was established in the 1880s with the founders' vision of a planned community created on guiding principles including a mutual water company, prohibition of liquor, a grand thoroughfare through the city (Euclid Avenue), and an agricultural college for general education. Ontario was incorporated in 1891, and in 1903, Ontario had been declared the "Model Colony" by an Act of Congress for its establishment of a new standard for urban living.

The City of Ontario first developed as an agricultural community, primarily producing citrus. The town expanded around Euclid Avenue, which established two of Ontario's historic districts, the Historic Downtown and the College Park Historic District. Ontario's population grew in the 1950s as the city shifted from an agricultural-based economy to an industry-based economy and manufacturing jobs became increasingly available. Mass production housing was constructed, reflecting a national beginning of suburban sprawl and the rise of the middle class. This growth radiated from the city's historic cores, establishing most of the residential neighborhoods that dominate northwestern Ontario as it exists today. With the exception of the College Park Historic District, housing in the northwestern area is primarily renter-occupied, and as will be discussed further, households are projected to have poor economic and educational outcomes.

Ontario's rapid job growth continued through the late twentieth century (1980s and 1990s), especially in industrial expansion of automotive plants, air cargo, commerce centers, and housing to match the growing job opportunities. During the 1980s, Ontario was ranked the seventh-fastest growing city in California. Much of the housing growth was focused in master-planned communities on either side of Riverside Drive in the southern and eastern areas of Ontario, including the communities of Archibald Ranch and Creekside. Currently, this area has higher rates of owner-occupied housing and generally higher median incomes than northwestern Ontario.

In 1999, Ontario annexed an 8,200-acre sphere of influence south of Ontario's "Model Colony" southern border, referred to as the "Ag Preserve" and dedicated as the "New Model Colony," and later renamed to "Ontario Ranch." The annexation included the last significant remaining agricultural areas in San Bernardino Valley and provided land development opportunity. Ontario Ranch is the largest master-planned community in Southern California and includes residential neighborhoods, commercial facilities, and public open space, parks, and schools. Ontario's 2020 AFH identified a "lack of affordable housing in south Ontario, in general, and Ontario Ranch in particular" as an

impediment to fair housing. The western half of Ontario Ranch is still largely undeveloped and used for agriculture.

Growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including affordable housing. Development around the Ontario International Airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the Ontario Mills mall area will not include a reduction in commercial uses, but instead will focus on redevelopment that allows housing opportunities within mixed-use areas.

Recent affordable housing developments have been completed in downtown and along Holt Boulevard. The developments include Emporia Place (75 units of family housing for households with incomes ranging up to 60 percent of area median income) and Vista Verde Apartments (101 units of family housing for households with incomes ranging up to 60 percent of area median income). Additional affordable housing developments are planned in these areas, as well as other housing developments, including new rental and owner-occupied housing.

## 3.4 Assessment of Fair Housing Issues

California Government Code Section 65583 (10)(A)(ii) requires the City to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. According to the 2021 HCD/TCAC Opportunity Area Maps (Figure 3-2), Ontario contains a mixture of high-resource, moderate-resource, and low-resource areas. The HCD/TCAC Opportunity Area Maps identify areas in every region of the state whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children. Specifically, the HCD/TCAC Opportunity Area Map uses a composite score based on education, economic, and environmental indicators to categorize areas as "high resource," "medium resource," and "low resource." Some of the indicators identified by TCAC and HCD to determine the access to opportunity include high levels of employment and close proximity to jobs, access to effective educational opportunities for both children and adults, low concentration of poverty, and low levels of environmental pollutants, among others. For purposes of evaluating fair housing, resource levels refer to the geographic proximity and ease of access to resources, such as low-cost transportation, jobs, and high-quality schools, with low-resource areas having the most limited access.

Ontario's high-resource areas are concentrated in the southeastern areas of the city, east of the Ontario International Airport and Archibald Avenue to the city limits and south of Highway 60 to S Archibald Avenue and E Riverside Drive, bounded by the city's southern limits. Ontario's high-resource areas are characterized by the city's recent and future development. Business parks and industrial commerce centers dominate east Ontario north of Highway 60, while housing (primarily single-family residential) is south of Highway 60 in eastern Ontario Ranch (east of Archibald Avenue to Hamer Avenue). Western Ontario Ranch (west of Archibald Avenue to Euclid Avenue), largely dairy and other agricultural farms, will continue to be developed into a mixed-use area of residential homes, commercial centers, and industrial and business parks.

More than half of Ontario's northwestern area (west of Archibald Avenue, inclusive of Ontario International Airport and north of Riverside Avenue to Euclid Avenue and Highway 60 west of Euclid Avenue) is considered low-resource and has relatively low access to education and employment opportunities. In comparison to Ontario's high-resource areas, Ontario's low-resource areas score poorly for economic and educational indicators. This implies low economic mobility from high rates of poverty and unemployment, low rates of post-secondary school attainment and proximity to jobs, and low upward mobility because of the impact of neighborhood conditions on students' academic proficiency measured by math and reading proficiency, high school graduate rates, and student poverty rates. The remainder of Ontario's northwestern area is made up of moderate-resource areas. These areas have scored much higher for economic outcomes than the low-resource areas but only slightly higher for educational outcomes, indicating Ontario's moderate-resource areas received this categorization based on ability to achieve higher economic mobility than the low-resource areas. All of Ontario, including high-resource areas, scored poorly for environmental outcomes, suggesting Ontario has high exposure to pollution that could result in significant health issues.

Three census tracts in the city are designated as an area of high segregation and poverty (Figure 3-3). The TCAC / HCD created the high segregation and poverty designation to identify census tracts where at least 30 percent of the population is below the federal poverty level ($26,500 annually for a family of four in 2021) coincides with an overrepresentation of people of color relative to the county. Two of the census tracts are adjacent and are bounded by Holt Boulevard to the south, N Vineyard Avenue to the east, E G Street to the north, and N Allyn Avenue to E D Street and Florence Avenue to the west. N Grove Avenue divides the two census tracts. The third census tract is bounded by Interstate 10 to the south, N Baker Avenue to E 6th Street and N Grove Avenue to the east, Ontario city boundaries to the north and west to

Interstate 10. All three census tracts are primarily characterized by small-lot single-family residential and multifamily development.

The City has conducted the following analysis of available data to assess local access to opportunities and indicators of fair housing issues, in addition to the designations provided by the TCAC/HCD Opportunity Areas Map. Data for racial/ethnic concentrations of poverty, median income, poverty status, predominant population (Hispanic), familial status, overpayment, and overcrowding was available at the census-tract level, and data for overpayment and diversity were available at the block-group level. The City has used the most localized level of data available for the analysis.

## Patterns of Integration and Segregation

To assess patterns of segregation and integration, the City analyzed six characteristics: Racially/Ethnic Concentrations or Ethnically Concentrated Areas of Poverty (R/ECAP), Hispanic majority, diversity index, income and poverty, familial status, and population with a disability as of 2019 (2018 for Diversity Index and 2010 for Hispanic Majority). Ontario has two census tracts that are considered a R/ECAP, as defined by the United States Department of Housing and Urban Development (HUD) (Figure 3-3). HUD identifies an R/ECAP as any area with a non-white population of more than 50 percent and either a poverty rate of 40 percent or more or a poverty rate of more than three times the average poverty rate for the county. The R/ECAPs are adjacent to one another and located in central Ontario within the low-resource area, and border two of the areas of high segregation and poverty identified in the TCAC /HCD map. One R/ECAP includes Ontario International Airport to the east and is bounded by Mission Boulevard to the south, the city limits along Benson Avenue to the west, and Holt Boulevard to Main Street and Holt Boulevard to N Vineyard Avenue, Interstate 10 to N Archibald Avenue, and E Airport Drive to S Haven Avenue to the north. The second R/ECAP is located north of the first, bounded by Holt Boulevard to the south, N Sultana Avenue to the west, E G Street to the north, and Florence Avenue to E D Street and N Allyn Avenue to the east. According to the analysis provided in the Ontario 2020 AFH, the presence of R/ECAPs has arisen in the last 10 years; from 1990 to 2010, there were no R/ECAPs present in the city. This indicates poverty has become increasingly concentrated in Ontario and may correlate with issues such as increasing economic pressure, lack of affordable housing choice, and lack of educational or economic mobility, and this has disproportionately impacted communities of color. As of the 2015–2019 American Community Survey (ACS), the population of the R/ECAP tracts were estimated to be 4,218 people for the northern R/ECAP (census tract 15.01) and 5,363 people for the southern R/ECAP (census tract 16.0). While there

are few Housing Choice Vouchers (HCVs) in use in either R/ECAP, the south R/ECAP has 11 vouchers in use (1.2 percent of renting households) and the north R/ECAP does not have any HCVs in use, both areas are predominantly renting households, suggesting that low-income housing is concentrated in this area and is a contributing factor to mobility to medium- and high-resources areas in the city. While the majority of Ontario's population identifies as Hispanic, there is a predominant Hispanic majority in both R/ECAPs (gap greater than 50 percent of the population), as well as in the TCAC-identified areas of high segregation and poverty, whereas much of the rest of the city only has a gap between 10 and 50 percent Hispanic (Figure 3-4). The R/ECAPs correlate with the highest levels of linguistic isolation, which can limit residents' access to resources, essential services, and mobility to moderate- and high-resource areas because of language barriers outside of the R/ECAP neighborhoods. Much of San Bernardino Valley's population, including the cities of Fontana, Bloomington, Rialto, and San Bernardino, predominantly identify as Hispanic. These areas similarly coincide with R/ECAPs within those cities, higher levels of linguistic isolation, and predominantly low-resource areas and areas of high poverty and segregation. This indicates that San Bernardino Valley's Hispanic population is more likely to reside in neighborhoods with limited upward mobility due to poor economic outcomes, educational outcomes, and linguistic barriers. Conversely, the cities of Upland and Rancho Cucamonga are predominantly White by a gap ranging from 10 to 50 percent. Northern Upland and Rancho Cucamonga are categorized as highest resource on the TCAC /HCD map, suggesting the residents of these neighborhoods (predominantly White) will have the best economic, educational, and health outcomes. The City has included Program 24 to promote its first-time homebuyer program and other means of connecting residents with housing opportunities in the city, and Programs 6, 24, and 27 to reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

Overall, Ontario exhibits high diversity based on the Diversity Index, with nearly all of the city receiving a diversity index greater than or equal to 70, with 100 being perfect diversity and 0 being no diversity (Figure 3-5). With exception to the R/ECAP south of Holt Boulevard, the city's other R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty coincide with very high levels of diversity. While predominantly Hispanic, the second most prevalent population in the block groups that form the census tracts are either White or Black / African American. Much of southeastern Ontario exhibit the very high levels of diversity, receiving a diversity index of 85 or higher. Hispanics comprise the majority of the population in these block groups; however, Whites are the second-most prevalent population, indicating the diversity in

Ontario's high resource areas are primarily Hispanic and White residents and that other communities of color are not highly represented in Ontario's high resource areas. Regionally, similar patterns arise; overall, nearly all of the San Bernardino Valley received a diversity index greater than or equal to 70, an indicator of integrated communities. As seen in Ontario, regionally TCAC/HCD-identified areas of high segregation and poverty and low-resource areas correspond with high levels of diversity, particularly in the cities of San Bernardino, Bloomington, Rialto, and Fontana. The population for the block groups that comprise the areas of high segregation and poverty and low-resource areas are predominantly Hispanic with Black/African Americans often the second-most prevalent community. Conversely, San Bernardino Valley's high-resource areas have relatively low diversity with a predominantly White population. Regionally, Ontario's diversity reflects the highly urbanized areas of Los Angeles County, Orange County, and Riverside County, often corresponding with the low-resource areas. Rural areas to the east and coastal areas to the south have lower diversity and are predominantly White. The coastal areas are largely categorized as high and highest resource.

The City will address concentrations of communities of color in low-resource areas, TCAC/HCD-identified areas of high segregation and poverty, and R/ECAPs through implementing Program 11 and Program 27, improving housing choice citywide by providing opportunities for affordable housing in high-resource areas.

The areas with the highest median income in Ontario are in south Ontario, which includes newer, high-end single-family homes in eastern Ontario Ranch (east of S Archibald Avenue) and the future Ontario Ranch (Figure 3-6). Currently, western Ontario Ranch (west of S Archibald Avenue) is largely agriculture and industrial uses, particularly truck parking and related small-scale transportation services. However, single-family development east of S Archibald Avenue is under construction and will be affordable to above-moderate income households. Few neighborhoods north of Highway 60 exceed a median income greater than the HCD 2020 State Median Income ($87,100). Further, Ontario's R/ECAP neighborhoods and areas of high segregation and poverty primarily are low income, with median income not exceeding $55,000. These areas similarly show high rates of poverty with at least 20 to 30 percent of the population whose income is below the poverty level and two neighborhoods with 30 to 40 percent living in poverty (Figure 3-7). Ontario's distribution of income and poverty mirrors similar cities in the San Bernardino Valley, with patterns of R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty reinforced by low median income and high rates of poverty. Throughout the Southern California Association of Governments (SCAG) region, there tends to be

an increase in median income and decrease in poverty levels outside of large city centers.

Ontario has historically been a family-oriented community, influencing the dominance of single-family housing in many parts of the city, and results in patterns that still exist today. In most areas of the city, including all areas south of Highway 60 and east of Archibald Avenue, 40 percent of households consist of married couples with children (Figure 3-8); however, neighborhoods with lower percentages of children in married-couple households (20 to 40 percent) coincide with the city's low-resource areas in northwest Ontario, including the R/ECAPs and areas of high segregation and poverty north of Holt Boulevard. This suggests Ontario's low-resource areas have a higher percentage of single-parent households. Single-parent households, reliant on one income, tend to have a lower rate of home ownership and face additional difficulties securing housing. Affordable housing options available to single-parent households may be limited to the low-resource areas in northwest Ontario, resulting in the concentration of single-parent households in these areas. The concentration of single-parent households could also indicate discriminatory practices or an uneven distribution of housing types throughout Ontario that would support single-parent households. Similar trends persist regionally within the San Bernardino Valley and countywide, implying that single-parent households have limited housing options in moderate- and high-resource areas of the county. To address the discrepancy in access, the City will implement Program 10 and 11 to ensure the development of a variety of affordable housing options, including in high-resource areas.

Ontario also does not feature any areas with high levels of individuals living with disabilities, which would therefore be especially vulnerable from a fair housing perspective due to accessibility concerns or risk of discriminatory actions. In San Bernardino County, Upland, the City of San Bernardino downtown, northeastern Victorville, the rural High Desert, and much of the Coachella Valley, have the highest concentrations of persons with disabilities. These areas largely do not coincide with R/ECAPs, except for downtown San Bernardino and the portion of Victorville that has a concentration of disabled persons. Within Ontario, disability was the most common alleged basis for discrimination cases received by HUD, with over one-third of cases identifying this protected class. While Ontario features a lower proportion of disabled residents than other areas of San Bernardino County, resulting in fewer access concerns for current residents, it may be worth considering whether there are factors, such as transit access, cost, or Americans with Disabilities Act (ADA)-accessible units, that are tending to preclude disabled individuals from residing in Ontario. In particular, the Ontario 2020 AFH identified "there is a significant shortage of affordable, accessible housing in a range of unit sizes in both Ontario and in the broader region." Ontario's

available affordable, accessible housing are predominantly senior housing, limiting opportunity for non-elderly persons with disabilities to secure affordable housing within Ontario. To support the findings of the Ontario 2020 AFH, this Housing Element includes Program 30 and 32 to prioritize funding for developments that include permanent supportive housing for non-elderly persons with disabilities and ensure that existing housing may be retrofitted for ADA accessibility. In addition, while not indicated as an area of discrimination in data provided by HUD, current policies regarding restrictions on the criminal histories of residents in boarding, lodging, or rooming houses may be considered discriminatory under California Code of Regulations, Title 2, Section 12264-12271. As part of Program 20, the City commits to reviewing and removing this restriction to prevent future discrimination against federal, state, or youth authority parolees.

### Access to Opportunity

As shown in Figure 3-9, access to job centers in Ontario falls along the east-west divide. Much of northwest Ontario, particularly areas west of S Euclid Avenue, received the lowest scores within the city based on HUD's job proximity index for 2014-2017, which calculates scores based on the number of jobs filled by workers with less than a bachelor's degree that fall within a typical commute distance for low-wage workers in the region for each block group. Eastern Ontario, and to a lesser degree southern Ontario, primarily received a score of greater than 80, the highest score on the job proximity index. This suggests that while job opportunities exist in high- and moderate-resource areas, the low-resource areas in northwest Ontario may offer fewer job opportunities and further commutes for low-wage workers. The mean commute time for Ontario residents in 2019 was 32.8 minutes, which exceeds the national average (26.9 minutes) and the San Bernardino County average (31.6 minutes), supporting that Ontario's low job proximity may be a result of long commute times. The TCAC map categorized Ontario's low resource areas due in part to less positive economic outcomes for households within those neighborhoods, based on low access to jobs and wages offered at available jobs, as well as low median household incomes and home values. To increase job opportunity and improve opportunity for economic mobility, Ontario will partner with San Bernardino County to promote the CalWorks program to assist eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce (Program 27).

In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community environmental scores. A community with a high score has higher levels of pollution and other negative environmental indicators. While all of Ontario received scores above the 50th percentile, the highest scores are concentrated in the city's low-resource areas, including the R/ECAPs and areas of high segregation and poverty, showing residents of these areas are disproportionately burdened by multiple sources of pollution. Ontario's environmental conditions are similar to the dense urban communities in the San Bernardino Valley, which are highest in the low-resource areas of San Bernardino, Rialto, Bloomington, and Colton and drastically decrease in the high-resource areas of Upland and Rancho Cucamonga. To address environmental justice concerns in Ontario, the City is concurrently updating the Safety Element and incorporating Environmental Justice policies and actions, which include an assessment to identify neighborhoods that are disproportionately affected by pollution and other hazards that contribute to negative health effects, exposure, and environmental degradation as well as access to parks, grocery stores, and bicycle routes to inform policies to be included in the Policy Plan.

Each year, the California Department of Education publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the state on meeting grade-level standards. Reporting of educational indicators was suspended in 2020 due to the COVID-19 pandemic; therefore, 2019 is the most recent data available. There are 33 schools in Ontario, including 23 elementary schools, 6 middle schools, and 4 high schools. In 2019, the state-wide performance for English Language Arts was 2.5 points below standard and 33.5 points below standard for Mathematics. These scores measure how far students are from meeting the lowest possible score for their grade level standard, on average. A complete list of 2019 performance metrics is shown in Table 3-1. Of the elementary schools, only Edison Elementary was higher than the standard for both English Language and Mathematics; all other elementary schools fell below the standard in either Mathematics or English Language. Of the 23 elementary schools, 4 exceeded the California statewide average for both English Language and Mathematics. While none of Ontario's middle schools or high schools exceeded the statewide average for both English Language and Mathematics, all four high schools and Grace Yokley Middle School exceeded the statewide average for English Language. Colony High School and Ontario High School both exceeded the statewide average for college/career preparedness.

## Table 3-1
## School Performance Metrics, 2019

| *School* | *English Language Arts Score* | *Mathematics Score* | *College/Career Preparedness Score* |
|---|---|---|---|
| California Statewide Average | 2.5 points below standard | 33.5 points below standard | 44.1% prepared |
| Elementary Schools | | | |
| Edison Elementary | 38.5 points above standard | 19.3 points above standard | N/A |
| Liberty Elementary | 4.3 points above standard | 5.7 points below standard | N/A |
| Ranch View Elementary | 20.3 points above standard | 0.2 points below standard | N/A |
| Creek View Elementary | 16.1 points below standard | 34.5 points below standard | N/A |
| Mountain View Elementary | 1.5 points below standard | 23.3 points below standard | N/A |
| Vineyard Elementary | 3.8 points below standard | 33.2 points below standard | N/A |
| Richard Haynes Elementary | 25.8 points below standard | 38.6 points below standard | N/A |
| Levi H. Dickey Elementary | 30.8 points below standard | 48.2 points below standard | N/A |
| Vista Grande Elementary | 11.2 points above standard | 14.4 points below standard | N/A |
| Elderberry Elementary | 4.5 points below standard | 7.1 points below standard | N/A |
| El Camino Elementary | 22.8 points below standard | 43.3 points below standard | N/A |
| Sultana Elementary | 6 points below standard | 22.3 points below standard | N/A |
| Corona Elementary | 21.6 points below standard | 27.4 points below standard | N/A |
| The Ontario Center | 19.3 points below standard | 38.3 points below standard | N/A |
| Central Language Center | 5.1 points below standard | 42.8 points below standard | N/A |
| Hawthorne Elementary | 24.4 points below standard | 43.5 points below standard | N/A |
| Del Norte Elementary | 26.8 points below standard | 48.8 points below standard | N/A |
| Arroyo Elementary | 28.8 points below standard | 47.3 points below standard | N/A |
| Mission Elementary | 23.4 points below standard | 34.2 points below standard | N/A |
| Euclid Elementary | 16.7 points below standard | 34.3 points below standard | N/A |
| Berlyn Elementary | 46.6 points below standard | 66.8 points below standard | N/A |

## Table 3-1
## School Performance Metrics, 2019

| *School* | *English Language Arts Score* | *Mathematics Score* | *College/Career Preparedness Score* |
|---|---|---|---|
| Bon View Elementary | 30 points below standard | 50.9 points below standard | N/A |
| Mariposa Elementary | 39.4 points below standard | 55.2 points below standard | N/A |
| Middle Schools | | | |
| Grace Yokley Middle School | 7.1 points above standard | 46.1 points below standard | N/A |
| Woodcrest Junior High | 4.4 points below standard | 39.8 points below standard | N/A |
| Oaks Middle School | 13.3 points below standard | 53.1 points below standard | N/A |
| De Anza Middle School | 46 points below standard | 63.9 points below standard | N/A |
| Vina Danks Middle School | 28.6 points below standard | 83.8 points below standard | N/A |
| Ray Wiltsey Middle School | 36.2 points below standard | 76.7 points below standard | N/A |
| High Schools | | | |
| Colony High School | 34.3 points above standard | 37.6 points below standard | 53.3% prepared |
| Ontario High School | 1.8 points above standard | 65.7 points below standard | 48.9% prepared |
| Chaffey High School | 1 point below standard | 89.3 points below standard | 37.5% prepared |
| Chaffey District Online High School | 70.6 points above standard | 80.1 points below standard | 57.1% prepared |
| School Districts | | | |
| Chaffey Joint Union High District | 38.4 points above standard | 38.1 points below standard | 53.1% prepared |
| Mountain View Elementary District | 3.6 points above standard | 33.8 points below standard | N/A |
| Ontario-Montclair District | 16.9 points below standard | 39.2 points below standard | N/A |
| Chino Valley Unified District | Not Available | Not Available | N/A |
| Cucamonga Elementary District | Not Available | Not Available | N/A |

Source: California School Dashboard, 2019.

Schools are fairly well distributed throughout the city, with no areas with dramatically less access or proximity to schools. The highest and lowest ranked schools (per California Student Dashboard) are not clustered in any particular area or neighborhood of the city. Ontario's highest-performing schools (Edison Elementary, followed by Liberty Elementary) are located in moderate-resource areas with low rates of poverty, higher rates of home ownership, and higher median incomes, suggesting residents attending these schools may have more economic and housing stability than residents of low-resource areas. Ontario's lowest performing schools (Berlyn Elementary and Ray Wiltsey Middle School) are located in a low-resource area and a TCAC/HCD-identified area of high segregation and poverty, respectively. For both schools, English learners, socioeconomically disadvantaged students, and homeless students have the highest rate of chronic absenteeism (missing more than 10 percent of instructional days) and suspension rate, further indicating the role of housing security in student performance and engagement at school. While most schools in the district perform similarly, there is not a significant difference in access to schools based on proficiency outside of access to Edison Elementary. Overall, addressing housing security and availability of multilingual support services may improve educational opportunities for all students, and particularly students residing in low-resource areas, areas of high segregation and poverty, and R/ECAPs. This Housing Element includes a set of programs to increase housing opportunity for extremely low-income households, including Programs 23, 24, 32, and 33.

Ontario residents are served by OmniTrans, which provides bus routes connecting cities within San Bernardino Valley. There are six OmniTrans routes with transit stops within Ontario, most providing north-south service connecting Ontario to Upland, Montclair, and Rancho Cucamonga to the north and Chino and Eastvale to the south. Route 61, Route 82, and Route 290 provide east-west service through Ontario, connecting Pomona and Montclair to Fontana and San Bernardino via Ontario. Ontario bus routes typically arrive at stops at 60-minute intervals during morning and evening peak hours; however, Route 61 provides transit approximately every 20 to 30 minutes. Exception for express routes, OmniTrans bus routes operate seven days a week, typically with reduced schedules on weekends. Given that several routes are available to Ontario residents, transit is not considered a barrier to fair housing in the city; however, the City will meet biannually with Orange County Transportation Authority (OCTA) to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions (Program 27).

To meet the needs of persons with disabilities in Ontario, there are 6 licensed residential care facilities for the elderly and 27 licensed adult residential care facilities. Additionally, residents that qualify under the ADA can use OmniAccess, a curb-to-curb shared ride service that complements the OmniTrans fixed-route system. The OmniAccess service area is up to three-quarter mile on either side of an existing bus route. OmniAccess riders make reservations for trips or arrange a subscription service for recurring trips. OmniTrans offers a Travel Training Program, providing one-on-one or group assistance to seniors and individuals with disabilities to learn to use the bus system. The City also requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability. Additionally, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed by seeking funding to assist with rehabilitations (Program 30).

### Disproportionate Housing Need and Displacement Risk

As discussed previously in the Needs Assessment, overcrowding is an issue in the City of Ontario and significantly impacts renter households. According to California Health and Human Services (CHHS), the rate of overcrowding is higher in the northwest area of the city and highest in areas designated as R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty, where households are primarily renting (Figure 3-10). Overall, approximately 12 percent of households are experiencing overcrowding, which breaks out to 18 percent of renter-occupied households and 0.7 percent of owner-occupied households. Within the areas in Figure 3-10 showing the highest rate of overcrowding, approximately 22 to 32 percent of households are overcrowded. South of Highway 60, tracts experiencing overcrowding do not exceed 12 percent of households. Overcrowding typically implies that either appropriately sized housing is unaffordable or unavailable to current residents, and results in an increased risk of displacement for households living in unit types that do not meet their needs. The area of the city with the highest rate of overcrowding has older, smaller housing units compared to the newer development in southeast Ontario. To address overcrowding as a result of doubling up, unaffordable housing options, or multi-generational households, among other reasons, the City will continue promoting the construction of ADUs (Program 20 and 27), expand housing opportunities for extremely low income households (Program 33) to encourage an increase in housing supply and reduce risk of displacement for residents of these neighborhoods.

As with overcrowding, overpayment is a widespread issue in Ontario, impacting over a third of owner-occupied housing (33 percent) and a majority of renter-occupied housing (58 percent of households). This trend reflects patterns of overpayment throughout the SCAG region, and in much of California. As seen in Figure 3-11 the highest concentration of cost-burdened owner-occupied households are located in the city's northwest areas, corresponding with the location of low-resource areas, R/ECAPs, and TCAC/HCD-identified areas of high segregation and poverty. Overpayment by renter-occupied households is experienced citywide, with a majority of the city's census tracts made up of at least 40 percent of renter-occupied households experiencing cost burden (Figure 3-12). In the low resource areas in northwest Ontario, including the R/ECAP south of Holt Boulevard and the area of high segregation and poverty bounded Holt Boulevard, N Grove Avenue, E G Street, and N Allyn Avenue, the percentage of renter households experiencing cost burden increases to between 60 and 80 percent. In south Ontario, the area bounded by Edison Avenue, Hammer Avenue, E Riverside Avenue, and S Archibald Avenue also increases to between 60 and 80 percent cost-burdened, indicating the new development in south Ontario is unaffordable to renter households. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks from overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower-income residents with affordable home ownership within the city (Programs 6 and 24) and preserve at-risk affordable housing units to maintain affordability (Program 25).

Generally, Ontario's recent development has focused in southeast Ontario while the city's older housing is located in northwest Ontario. While some of northwest Ontario's neighborhoods have maintained housing stock in good condition, such as the College Park Historic District, the burden of rehabilitation disproportionately impacts Ontario's low-resource areas in northwest Ontario. As the housing stock ages, need for repair and rehabilitation may become more common. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing or increasing the risk of displacement for occupants of those units. In July 2019, the City developed a Neighborhood Preservation Strategy Plan concentrated on four target neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth Grove neighborhoods. All of the target neighborhoods are identified as low-resource areas on the TCAC/HCD opportunity map and the Nocta and Mission-Mountain neighborhoods include areas designated as R/ECAPs. These neighborhoods were identified due to predominance of lower-income households, renter-occupied households, households experiencing a housing cost-burden at a higher rate than the city as whole, and calls for police services or other city services, such as debris removal from private

property or public rights-of-way. The majority of housing stock in the four target neighborhoods exceeds 40 years of age and has a higher proportion of housing units greater than 80 years old (12.5 percent) than the city (5.6 percent) as a whole. A key strategy identified in the Neighborhood Preservation Strategy Plan is increasing opportunities for homeownership with the intention to increase housing stability, educational achievement, property maintenance, and reduce crime in these neighborhoods. This Housing Element includes programs that will increase opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and Program 24). To address substandard or older housing, the City will continue to use its code enforcement program to bring substandard units into compliance with city codes and improve overall housing conditions in Ontario (Program 1). Additionally, the City will continue to provide rehabilitation loans and grants for low- and moderate-income homeowners and rental property owners who need assistance to rehabilitate or repair their homes (Program 3).

### Lending Discrimination

The City of Ontario's AFH identified lending discrimination as a potential contributing factor to fair housing issues in Ontario. Based on Home Mortgage Disclosure Act (HDMA) Data, "White residents are most likely to have their loan applications results in originated loans, Blacks are least likely, and Hispanics fall between the two groups. Hispanic borrowers are most likely to receive a high-priced loan followed by Black borrowers, while White and Asian borrowers are least likely to be given a high-cost loan. Data is similar for the region." As new housing in southeast Ontario becomes available, past lending practices in Ontario imply White households will have the highest accessibility to the new development and, therefore, high resource areas. The analysis of HDMA data in Ontario found Black households and Hispanic households have less success originating loans that are low or moderate in cost, which can deny access to high resource areas. Additionally, home ownership is a primary means of building equity and intergenerational wealth. White households that have easier access to home ownership can benefit from the economic mobility home ownership provides, while Black and Hispanic households have limited access to economic mobility through home ownership. The City will expand opportunities for homeownership through identifying funding mechanisms for homeowner assistance programs (Program 6 and 24).

## Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of city policies and code for compliance with State law and referring fair housing complaints to appropriate agencies.

Ontario refers fair housing complaints to IFHMB. IFHMB serves as an intermediary to assist individuals in resolving issues related to housing discrimination, homeownership sustainability, rental complaints, and disputes in court through the provision of resource recommendations, education, and mediation. In addition, the Fair Housing Council provides fair housing education, landlord/tenant counseling, and homebuyer HUD counseling, which includes first-time homebuyer education and mortgage default counseling. Services are available in English, and Spanish and are provided free of charge to clients. The City disseminates information about fair housing laws, resident rights, and remedies for fair housing complaints.

During the outreach process for the Ontario 2020 AFH, fair housing surveys were conducted in person both in English and Spanish at the community meetings and community fair held in February 2020. The majority of respondents were members of protected classes. Of the 73 respondents, 21 (29 percent) found housing discrimination to be an issue in Ontario, and 14 (19 percent) directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

As part of the Fair Housing Assistance Program (FHAP), the California Department of Fair Employment and Housing (DFEH) dual-files fair housing cases with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO); HUD FHEO reported that 32 cases were filed by residents of Ontario between January 1, 2013, and March 23, 2021 (see Table 3-2). The most common alleged basis of discrimination was Disability (inclusive of Disability and Rehabilitation) with over one-third of cases identifying this protected class. While a majority of cases were found to have no cause determination (53.1 percent), six cases were closed due to successful conciliation/settlement. The Fair Housing Foundation and DFEH were unable to provide specific location information for cases either because they do not track the geographic origin of complaints or because of confidentiality concerns. Therefore, the City was unable to conduct a complete spatial analysis of fair housing issues within the city. Program 30 has been included to work with fair housing enforcement organizations and agencies to track issues and identify patterns in the city.

## Table 3-2
## Discrimination Cases, 2013-2021

| *Bases* | *Number of Cases* | *Percentage of Total Cases* | *Closure Reason* | *Number* | *Percentage* |
|---|---|---|---|---|---|
| Disability and Disability & Rehabilitation | 12 | 37.5% | Conciliation/settlement successful | 4 | 33.3% |
| | | | Dismissed for lack of jurisdiction | 1 | 8.3% |
| | | | No cause determination | 7 | 58.4% |
| Familial Status and Familial Status & Rehabilitation | 5 | 15.6% | Conciliation/settlement successful | 1 | 20% |
| | | | No cause determination | 1 | 20% |
| | | | Complaint withdrawn by complainant after resolution | 3 | 60% |
| National Origin | 7 | 21.9% | No cause determination | 3 | 42.9% |
| | | | Complaint withdrawn by complainant after resolution | 1 | 14.3% |
| | | | DOJ Settlement | 2 | 28.5% |
| | | | Unable to locate complainant | 1 | 14.3% |
| Race, Race & Color, and Race & Retaliation | 7 | 21.9% | Conciliation/settlement successful | 1 | 14.3% |
| | | | No cause determination | 5 | 71.4% |
| | | | Unable to locate complainant | 1 | 14.3% |
| Sex & Race | 1 | 3.1% | No cause determination | 1 | 100% |
| Total | 32 | 100% | Conciliation/settlement successful | 6 | 18.8% |
| | | | Dismissed for lack of jurisdiction | 1 | 3.1% |
| | | | No cause determination | 17 | 53.1% |
| | | | Complaint withdrawn by complainant after resolution | 4 | 12.5% |
| | | | DOJ Settlement | 2 | 6.2% |
| | | | Unable to locate complainant | 2 | 6.2% |

Source: HUD, 2021.

## Site Inventory Analysis

Using the statewide opportunity area map and indicators of concentrated poverty, displacement risk, and access to opportunity as overlays to the City's sites inventory (Figure 3-13), the City was able to identify if the sites identified in the inventory to accommodate the lower-income RHNA disproportionately concentrate these units or increase patterns of segregation.

As shown in Figure 3-13, the City primarily identified candidate sites to accommodate low- and very low-income households in south Ontario bounded by Eucalyptus Avenue to the south and E Riverside Drive to the north, within the Ontario Ranch master plan area and a TCAC-designated high-resource area. Candidate sites for moderate and above moderate sites are also primarily located in Ontario Ranch. As shown in Table 5-4 8,746 low- and very low-income units (79 percent of the total very low- and low-income units), 3,286 moderate-income units (69 percent of moderate-income units), and 9,555 percent of above moderate-income units (92 percent of above moderate-income units) have been identified within Ontario Ranch, allowing integration of income levels in future development. Development within Ontario Ranch will be determined through specific plans, with the proposed Policy Plan designations laying groundwork to support mixed-use development, including mixed-density residential neighborhoods, commercial uses, and open space and park area. The candidate sites for low- and very low-income units have proposed Policy Plan designations for Medium-Density Residential and Mixed-Use, adjacent to areas designated for recreational open space, general commercial uses, and business parks. As discussed, Ontario's lower-income households are primarily concentrated in northwest Ontario, which is the location of the city's TCAC / HCD-identified areas of high segregation and poverty and R/ECAPs and correlate with factors that limit economic mobility and perpetuate poverty. As a key area for growth and investment for the city, locating the majority of candidate sites intended for low- and very low-income in Ontario Ranch disrupts patterns of concentrated poverty in Ontario. Moreover, populations currently concentrated in northwest Ontario, including single-parent households, lower-income Hispanic households, and Black / African American households, will have access to positive education and economic outcomes from expanding affordable housing opportunities to south Ontario. The City will implement Program 11 to ensure that in addition to affordable housing opportunities to high-resource areas, such as Ontario Ranch, the City will reduce barriers to mobility from language barriers, particularly Spanish, to promote an inclusive community for all families, individuals, and households.

The City will additionally locate low- and very low-income sites along Holt Boulevard. Holt Boulevard serves as a boundary for the city's R/ECAPs and TCAC/HCD-identified areas of high segregation and poverty and is designated as a low-resource area on the TCAC map. As shown in Table 5-4, a total of 623 low- and very low-income units (about 5 percent of the total very low- and low-income units) are in Downtown (20) and along West Holt (227 units) and East Holt (284 units), which transverse R/ECAPs or areas of high segregation and poverty. Locating additional affordable housing along Holt Boulevard, particularly within R/ECAPs and areas of high segregation and poverty, supports placed-based solutions to alleviating fair housing issues and disproportionate housing need issues. As shown in Figure 3-10 and Figure 3-11, northwest Ontario and particularly areas of high segregation and poverty and R/ECAPs have the highest rates of overcrowding and overpayment in the city. Expanding affordable housing options will reduce competition for existing units. The Downtown District Plan (Plan), which encompasses portions of Holt Boulevard and seven of the low- and very low-income candidate sites, creates an opportunity for reinvestment in northwest Ontario. Downtown will also accommodate moderate housing units, with a total of 20 units located in the Downtown area. The Plan includes goals to expand housing choice and "ensure access to diverse range of quality housing options, encourage density, and variety of affordable price points." Along Holt Boulevard specifically, the plan identifies opportunities to create market-rate and affordable housing, develop vertical and horizontal mixed-use, and provide residential access to downtown amenities, shopping, public services, open space, and transportation. The City will ensure existing residents are protected from displacement risk through implementing Program 6. Through focused community reinvestment along Holt Boulevard, the City will reduce fair housing issues and expand economic opportunities for new and future residents in northwest Ontario.

## Contributing Factors

Through discussions with stakeholders, fair housing advocates, and the Assessment of Fair Housing, the City identified factors that contribute to fair housing issues in Ontario, as shown in Table 3-3.

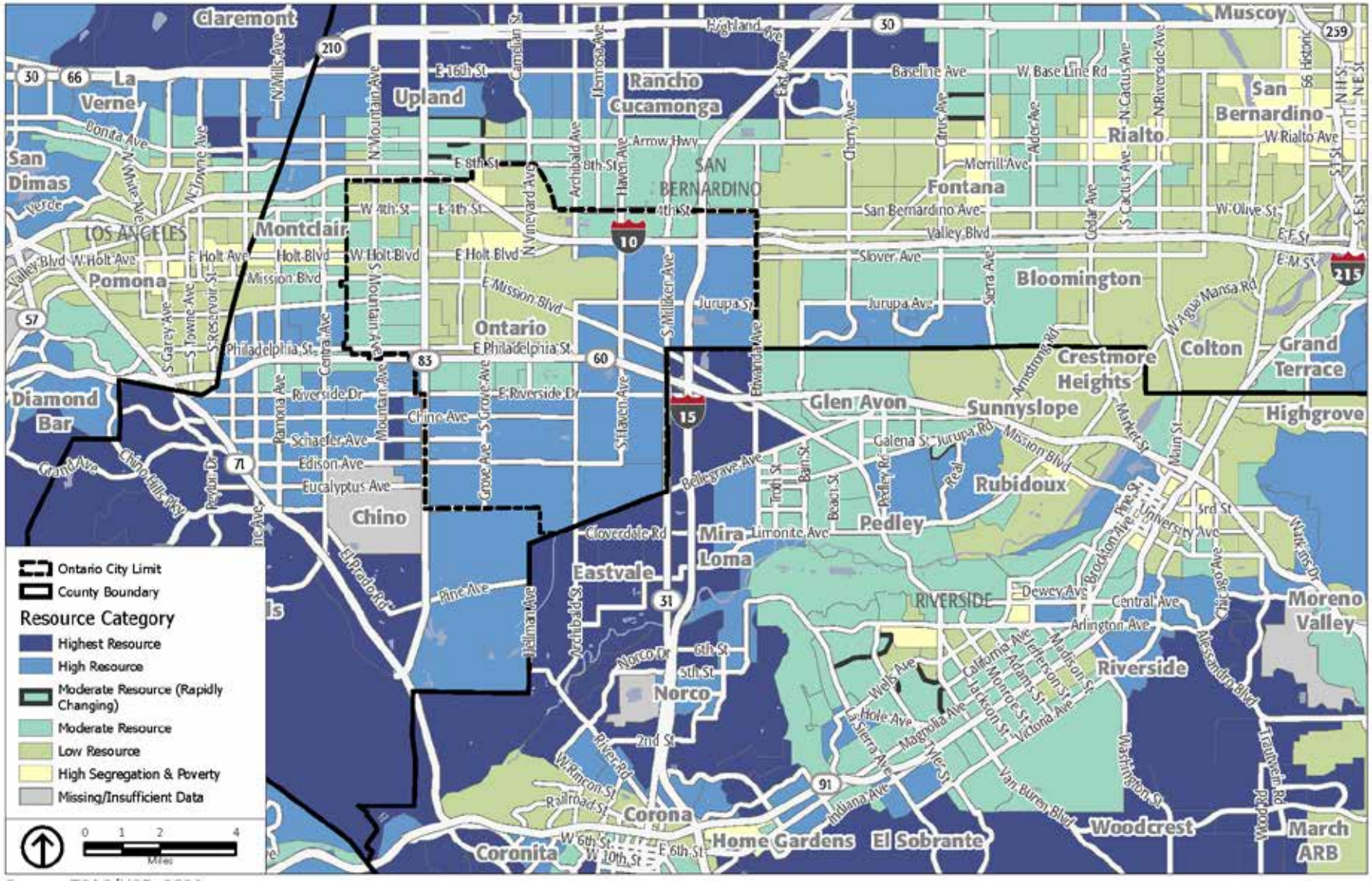
## Table 3-3
## Contributing Factors to Fair Housing

| *AFH Identified Fair Housing Issues* | *Contributing Factors* | *Meaningful Actions* |
|---|---|---|
| Presence of R/ECAPs and Areas of High Segregation and Poverty | Lack of meaningful language access for individuals with limited English proficiency<br>Lack of affordable housing in moderate and high-resource areas of the city<br>Lack of investment/community revitalization strategies in low-resource areas of the city<br>Availability of rentals that accept HCV in moderate and high resource areas of the city<br>Displacement of residents in moderate and/or high resource areas of the city due to economic pressure | Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers.<br>Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.<br>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario.<br>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas. |
| Concentration of single-parent households | Concentration of affordable housing in low resource areas of the city<br>Lack of affordable housing in moderate and high-resource areas of the city<br>Lack of access to opportunity due to high housing cost | Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.<br>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas. |
| Discriminatory actions against persons with disabilities | Instances of private discrimination<br>Lack of accessible affordable housing appropriate for persons with disabilities<br>Cost of home repairs | Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.<br>Program 30 (Housing for People with Disabilities) commits the City to assist with the development of affordable housing for persons with disabilities across the city. |
| Displacement risk from overcrowding | Availability of affordable housing units in a range of sizes<br>Availability of affordable housing in the form of ADUs and JADUs | Program 31 (Family Housing) implements programs through CDBG funding to support large families, including HCV use for units appropriate for large families.<br>Program 20 (Development Code Amendments) implements code updates to comply with recent state law for ADUs, supporting the development of ADUs citywide.<br>Program 27 (Fair Housing) explores initiatives to promote ADU development in high resource areas, including reviewing impact fees, actively marketing ADU materials, and implementing a monitoring program. |
| Displacement risk due to housing condition | Age of housing stock in north west area of the city<br>Cost of home repairs<br>Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options | Program 3 (Housing Rehabilitation Loans & Grants) will continue providing rehabilitation programs, with the goal of rehabilitating at least 30 units.<br>Program 24 (Homeownership) and Program 27 (Fair Housing Implementation) will provide resources in multiple languages to reduce language barriers. |

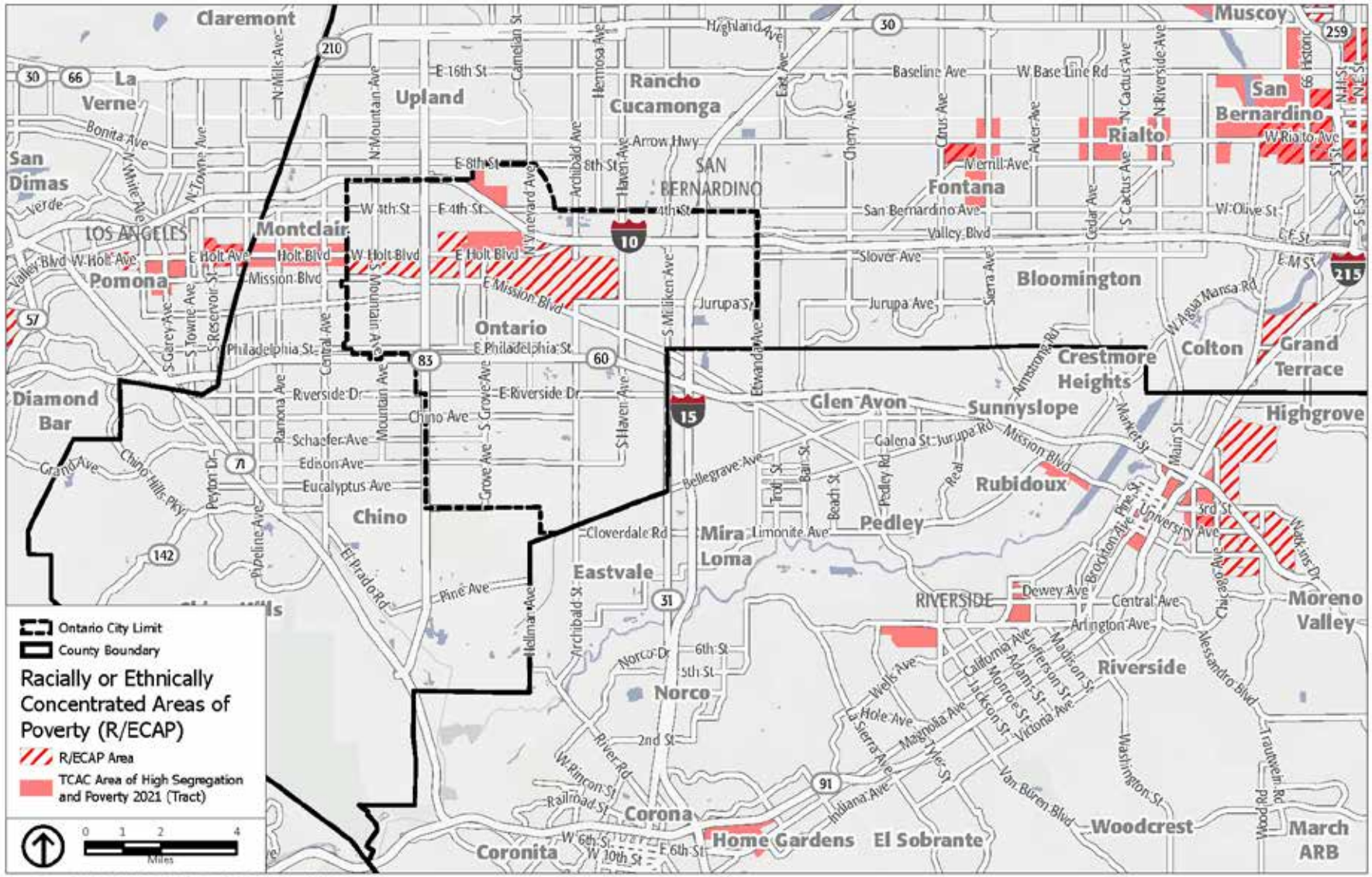
## Table 3-3
## Contributing Factors to Fair Housing

| *AFH Identified Fair Housing Issues* | *Contributing Factors* | *Meaningful Actions* |
|---|---|---|
| Displacement due to overpayment | Lack of affordable housing in moderate and high-resource areas of the city<br>Displacement of residents in moderate and/or high resource areas of the city due to economic pressure | Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.<br>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas. |
| Location of environmental health hazards | Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents | Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. |
| Access to proficient schools and low student performance | Lack of access to opportunity due to high housing cost<br>Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes for residents<br>Availability of rentals that accept HCV in moderate and high resource areas of the city | Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.<br>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.<br>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. |
| Location of employers | Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents<br>Lack of affordable housing in moderate and high-resource areas of the city | Program 11 (Ontario Ranch) encourages development of affordable housing in future developments in Ontario Ranch, the high resource area in the city.<br>Program 23 (Public Housing) commits to expanding HCV use across the city, including high and moderate resource areas.<br>Program 6 (Neighborhood Stabilization) implements the Neighborhood Preservation Strategy Plan, which identifies revitalization strategies in key neighborhoods in northwest Ontario. |

Figure-3-2 TCAC/HCD Opportunity Map

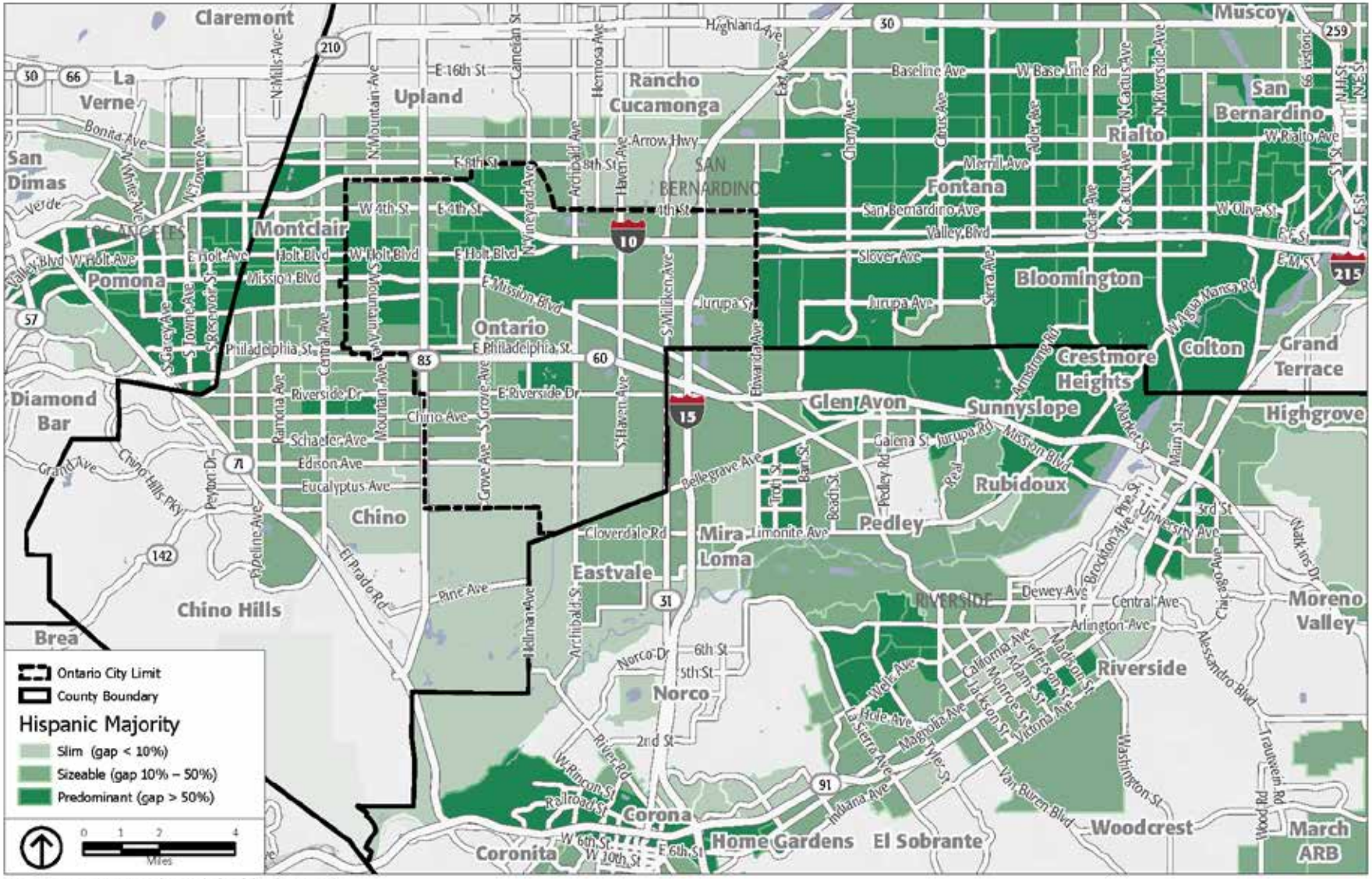


## Figure 3-3 Racially or Ethnically Concentrated Areas of Poverty



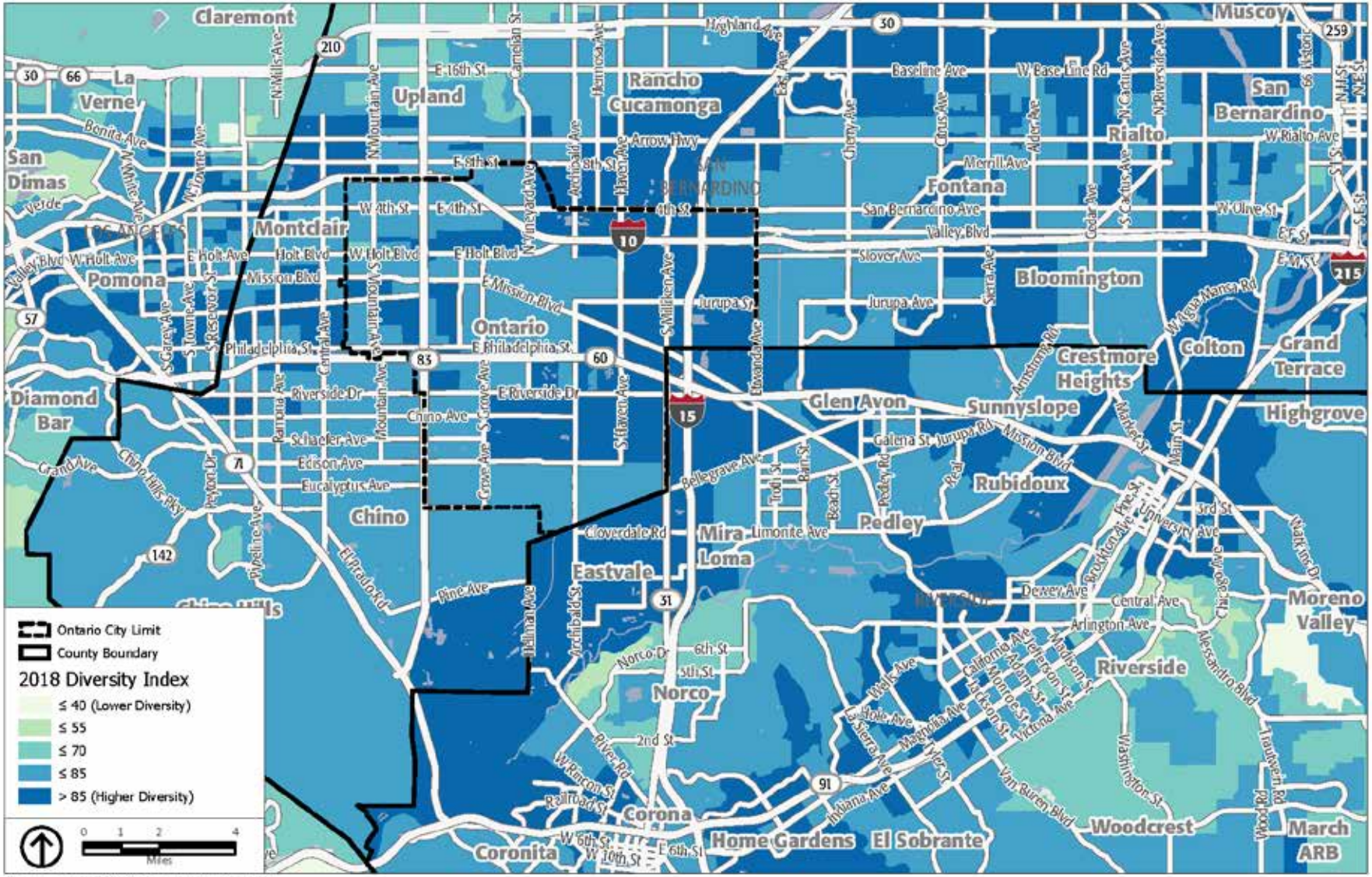

Source: HUD, 2009-2013. TCAC/HCD, 2021.

Figure 3-4 Predominant Population - Hispanic Majority



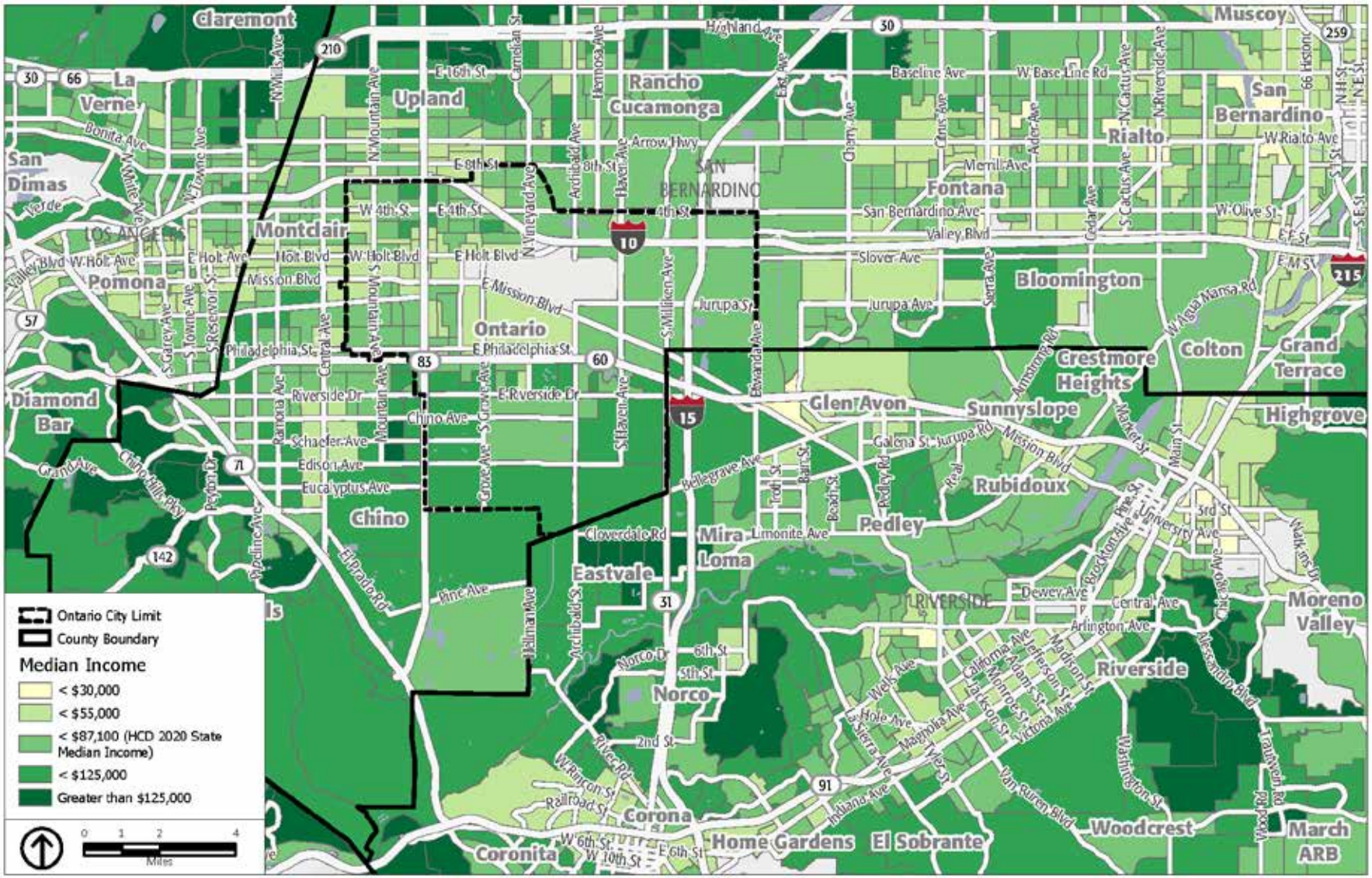

Source: US Census (2010), by block group.

## Figure 3-5 Diversity Index



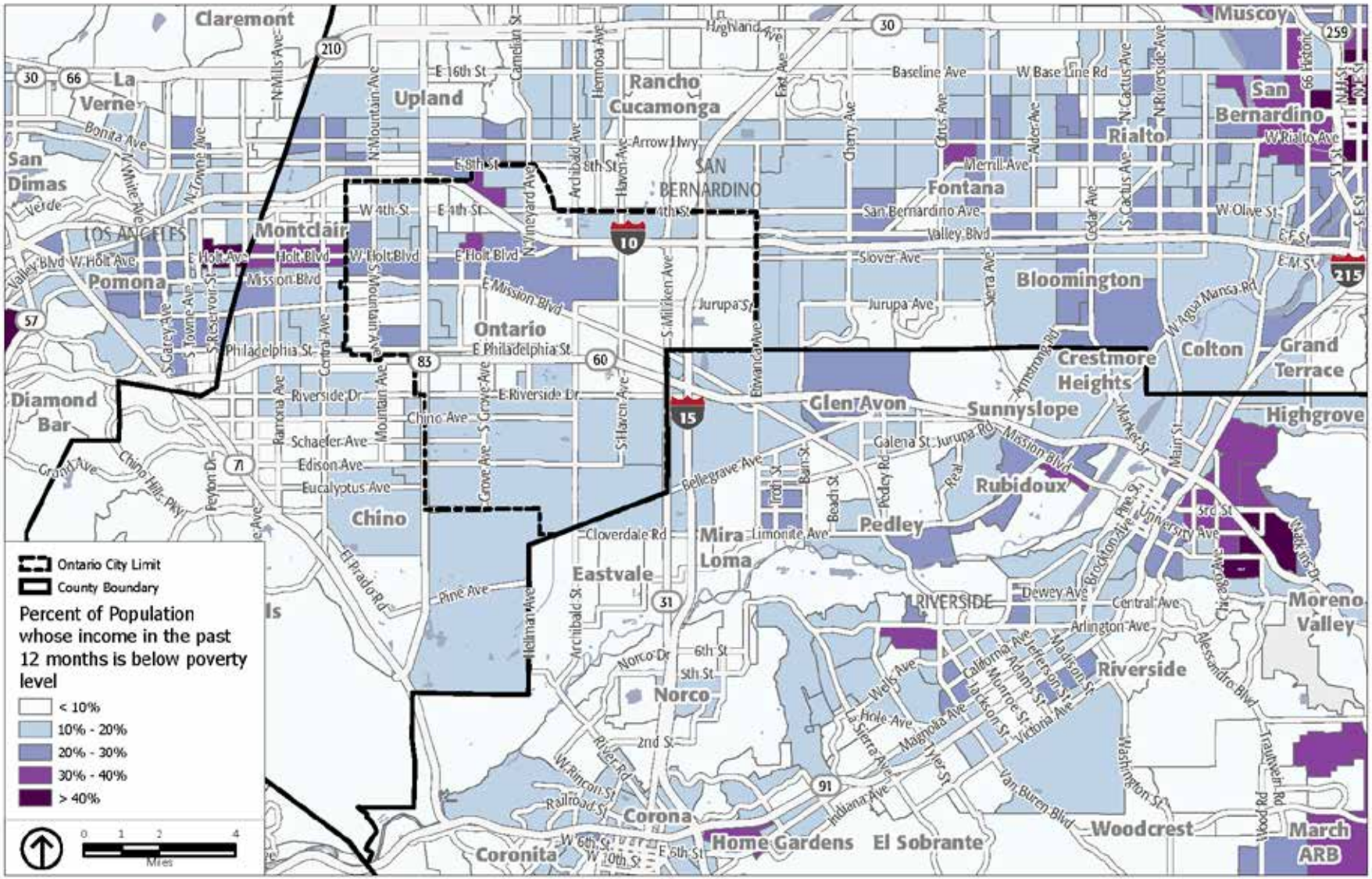

Source: Esri (2018), by block group.

Figure 3-6 Median Income




Source: ACS (2015-2019), by block group.

## Figure 3-7 Poverty Status



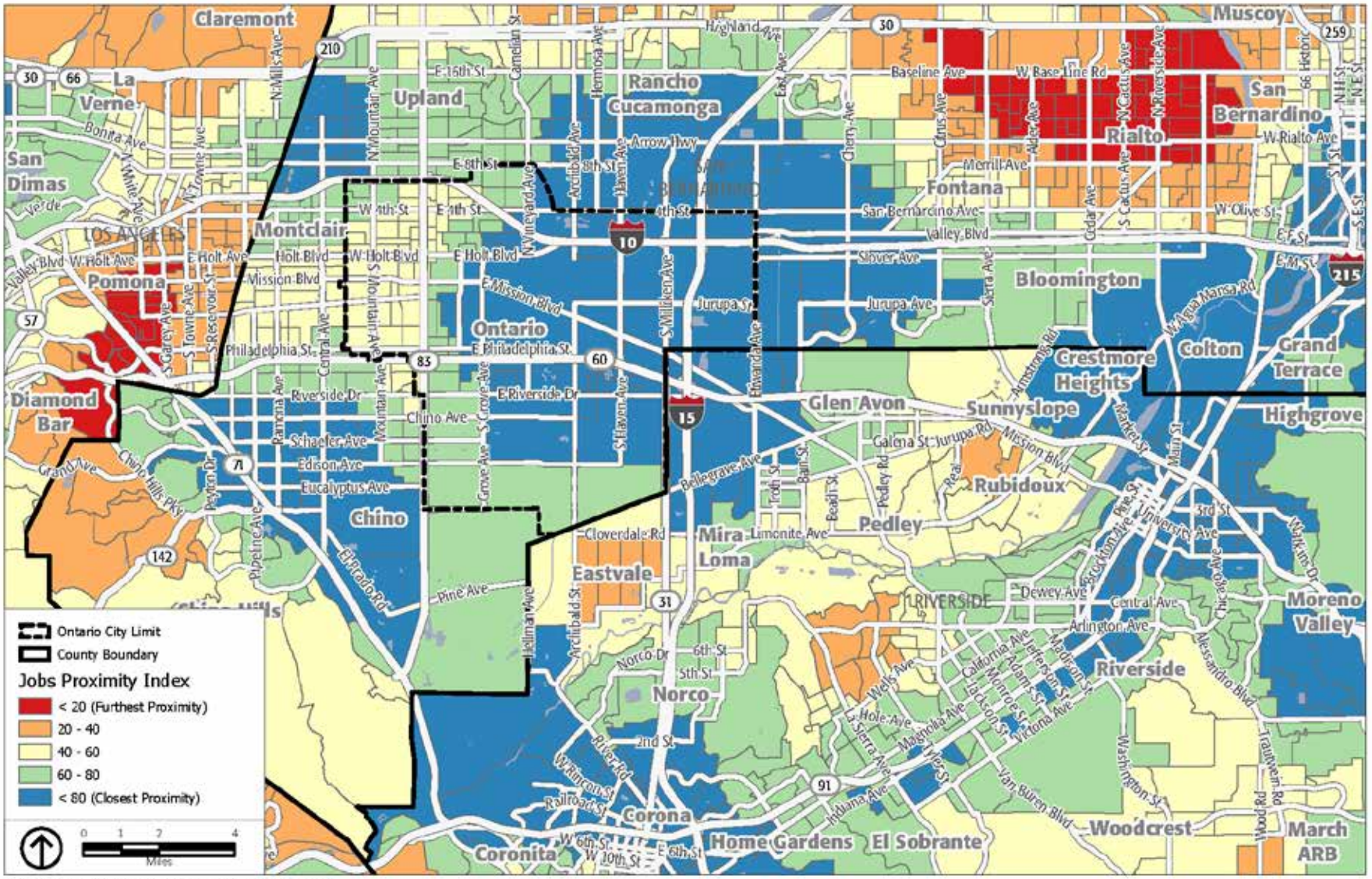

Source: ACS (2015-2019), by tract.

Figure 3-8 Children in Married Couple Households



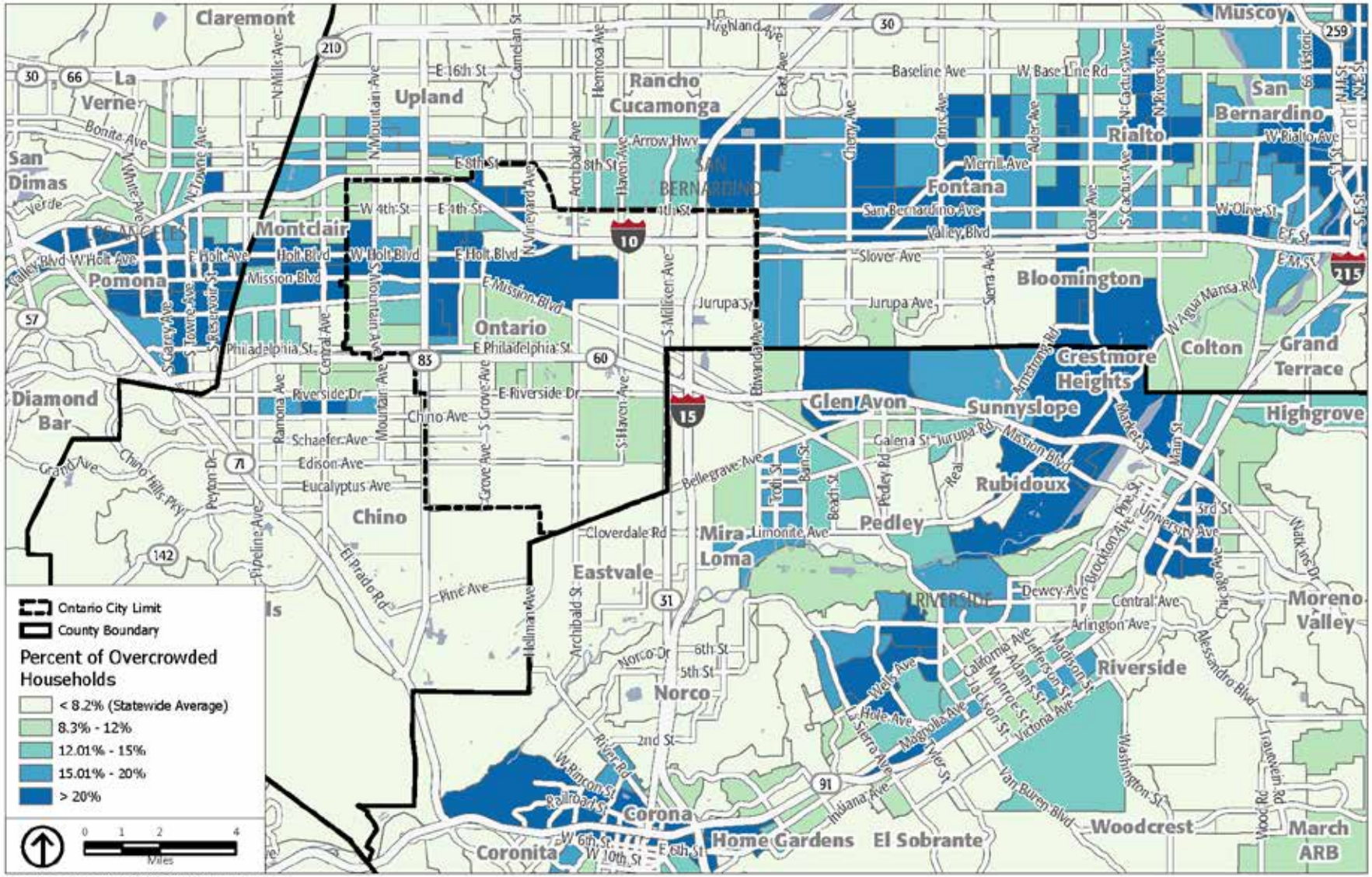

Source: ACS (2015-2019), by tract.

## Figure 3-9 Job Proximity



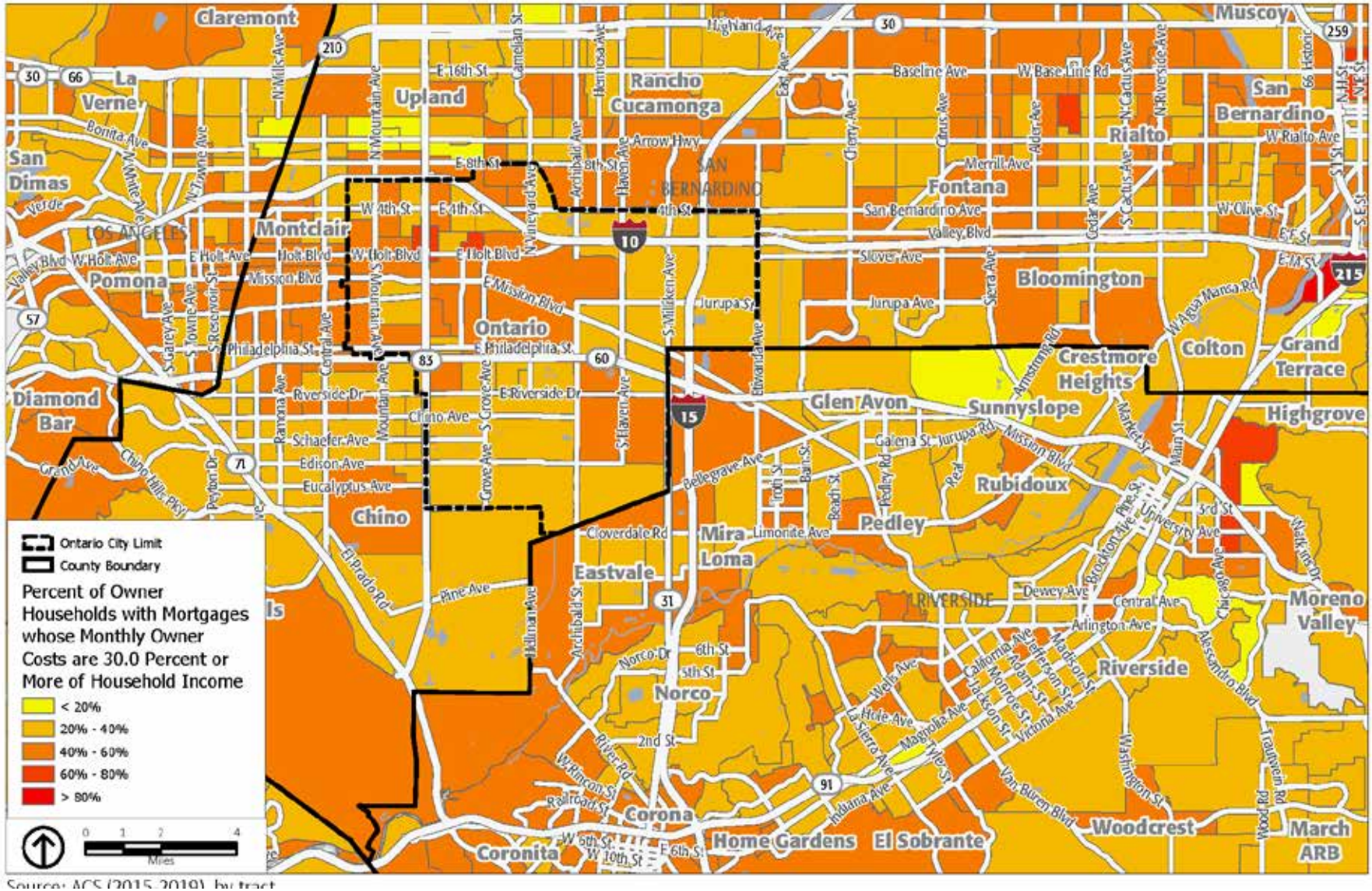

Source: HUD (2014-2017), by block group.

Figure 3-10 Overcrowded Households



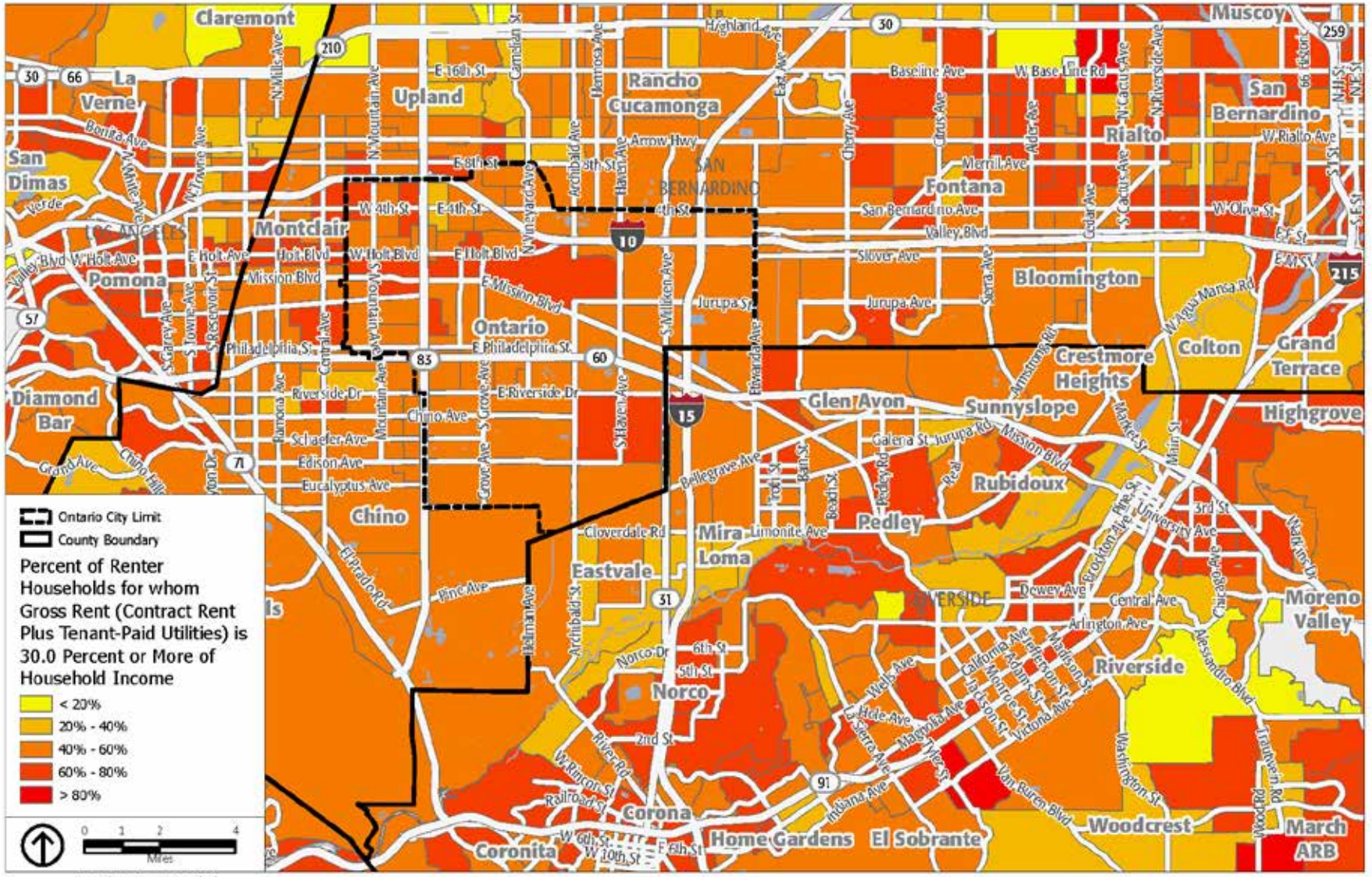

Source: CHHS (2006-2010), by tract.

## Figure 3-11 Overpayment by Owners



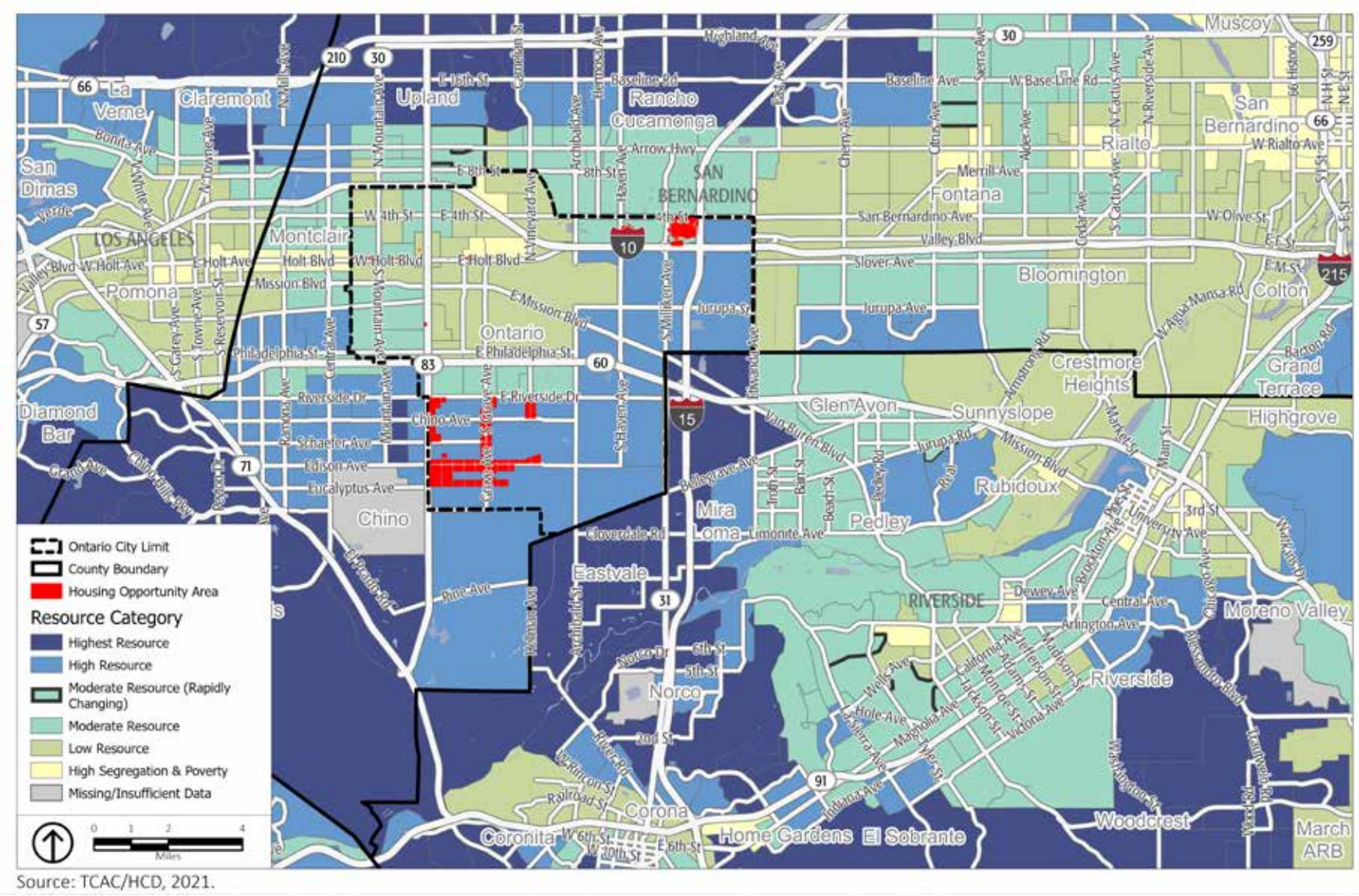

Source: ACS (2015-2019) by tract

Figure 3-12 Overpayment by Renters




Source: ACS (2015-2019), by tract.

## Figure 3-13 Sites Inventory Analysis




Source: TCAC/HCD, 2021.

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# 4. HOUSING CONSTRAINTS

Various factors may constrain or limit the City's ability to address its housing production needs, such as governmental regulations or environmental considerations. Market factors, including a change in interest rates or construction costs, may affect the feasibility of building housing or the affordability of housing to the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or economic development.

These and other governmental constraints may affect the development, improvement, and maintenance of housing for all economic and social groups in the city. State law requires the housing element to analyze potential and actual governmental and nongovernmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels, including persons with disabilities.

This chapter analyzes the following three potential constraints to the production, maintenance, and improvement of housing in Ontario:

- *Market factors.* Including the demand for housing, development costs, availability of financing, the price of land, and other factors affecting supply, cost, and affordability of housing.
- *Governmental factors.* Including land use regulations, residential development standards, building codes, local fees and taxes, permit procedures, and other local policies.
- *Environmental factors.* Including the adequacy of infrastructure, public services, and water supply to support new development within the older and newer portions of the community.

The constraints analysis must also demonstrate local efforts of the City to remove governmental constraints that hinder achievement of its various housing goals. Should actual constraints preclude the achievement of state and local housing goals, a jurisdiction is required to address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.

This section reviews the City's Policy Plan, Development Code, and other housing and planning documents to analyze public policies and governmental regulations that may limit housing opportunities in Ontario. Also presented are ways in which the City has acted to remove or mitigate potential constraints to the production of housing.

## Market Factors

The feasibility of building new single-family and multiple-family housing depends on a number of market factors: land costs, the availability or lack of infrastructure and services for the site, the cost of site improvements, construction costs, the availability of financing, and the achievable sales price or rent structure. Fees charged for housing also play into the overall financial pro forma for new housing. This section details these market factors and its overall impact on housing costs.

### Land Costs

Land costs typically represent one of the largest components of the total cost of new housing. Because the availability of land has dwindled over the past years, land costs have increased, as have housing prices. Land costs vary throughout the community and depend on the underlying zoning for the site (single- or multiple-family), whether infrastructure is needed, the surrounding area, and location. Because the sphere of influence area surrounding the city is entirely incorporated, there has not been an opportunity during the last planning period to annex new vacant land into the city limits, nor will there be during the current planning period.

In Ontario, land costs range significantly, depending on whether the site is vacant, improved, and has infrastructure in place to support immediate development. Available properties for sale on Zillow.com, Redfin.com, and LandandFarm.com indicate vacant land in northwest Ontario (north of Riverside Drive and west of Ontario Airport) ranges from $24 to $83 per square foot. In south Ontario (south of Riverside Drive), the only available land at the time of the search (September 2021), was about $8 per square foot. Table 4-1 illustrates the cost of vacant land that could support residential use in Ontario.

Table 4-1
Typical Vacant Land Costs in Ontario

| *Location* | *Residential* | *Commercial (Mixed-Use)* |
|---|---|---|
| Northwest Ontario | $24 to $83/square foot (sf) | $16 to $38/sf |
| South Ontario | $8/sf | N/A |

Source: Zillow.com; redfin.com; landandfarm.com, September 2021.

## Construction Costs

Construction costs are the largest component of housing. Construction costs include labor and materials. Backbone infrastructure costs in Ontario Ranch will also increase the cost of development and lower land costs. Like all cost components, the cost of constructing housing can vary significantly by project type (e.g., apartments, townhomes, single-family homes), the quality of construction materials, the location of new housing, the number of stories of the project, whether underground or subsurface parking is required, labor costs, and profit margin. Currently, growth areas for future development include intensified development in the downtown and Holt Boulevard areas, including some affordable housing. Recent development has tended to move from the east to west in the southern half of the city. On the west side of the channel, future development is expected to occur starting in the south and moving north. Development around the airport will continue to include a mix of uses, including hospitality, entertainment, and housing. Future development of the mall area will not include a reduction in commercial uses, but instead will focus on redevelopment of outbuildings and parking.

R. S. Means Construction Cost data (2021) provides manuals for calculating the average cost per square foot for residential construction. According to standard estimates, the cost for good housing in the five-county Southern California Association of Governments (SCAG) region could be around $203 per square foot for a 2,000-square-foot, two-story, single-family dwelling. Projects with lower construction costs can be expected to contain limited site work, while the higher-cost projects could be inclusive of site work.

Based on recent residential projects built in Ontario, the construction cost was approximately $123,000 per apartment unit and approximately $405,500 for single-family units. The city's higher construction costs reflect the standards for quality construction and amenities that contribute to higher home values over time. These requirements are intended to address the lack of quality construction in past years, which today requires the City to implement extensive and costly housing rehabilitation programs.

## Financing Costs

The cost and availability of financing can impact a household's ability to purchase a home or to perform necessary maintenance and repairs. As shown in Table 4-2, conventional mortgage loans for homes range between 2 and 4 percent for a standard fixed-rate loan with a 30-year term. In recent years, interest rates have decreased, reaching historic lows, but are starting to increase. Increases in interest rates can have a dramatic impact on housing affordability. For example, for a home loan for

$200,000 and a 20-percent down payment ($40,000), the difference in the monthly payment between a 3.5-percent interest rate ($718) and a 4.5-percent interest rate ($811) is nearly $100. The difference paid over the life of the loan (assuming a 30-year, fixed-rate loan) exceeds $33,000.

As prices for market-rate housing increase, the subsidies to bridge the amount a household can afford to pay and the market price of the unit have become very high. As a result, substantial financial subsidies, often from multiple funding sources, are required to finance the construction of affordable housing; however, only a few affordable housing developers can assemble multiple funding sources and have experience in complying with the complex regulatory requirements governing the use of various funding programs.

Table 4-2
Interest Rates

| | *Interest* | *Annual Percentage Rate* |
|---|---|---|
| 30-year fixed | 2.875% | 2.996% |
| 15-year fixed | 2.250% | 2.398% |
| 5-year Adjustable Rate Mortgage | 2.000% | 2.537% |
| Federal Housing Administration Rates | | |
| 30-year fixed | 3.125% | 4.184% |
| Veterans Loans | | |
| 30-year fixed | 2.250% | 2.484% |

Source: http://www.wellsfargo.com, 2021; http://www.usbank.com

## Program Response

Although state housing element law does not require the City to mitigate the impact of market factors on the feasibility of constructing affordable housing, the City does implement many programs to help facilitate the construction of affordable housing and assist renters and homeowners. A commercial linkage or affordable housing in-lieu fee may further support the development of affordable housing and mitigate displacement of lower-income households. Programs 6, 8, 9, 10, 11, 24, and 27 will help mitigate the impact of market factors and achieve the City's affordable housing goals. In some cases, the market downturn also provides the City with a greater ability to influence land costs, such as through land writedowns.

### *Land Writedowns*

Because of the high cost of residential land and its impact on the feasibility of constructing affordable housing, the City has a program (Program 18) to help developers purchase or lease land. For the Mercy House Continuum of Care (CoC) Program, the City and/or the Ontario Housing Authority is leasing some properties to Mercy House for a minimum of $1 per year to help support the operation of the homeless CoC (Program 28).

### *Working with Nonprofits*

The City's affordable housing program works with developers, both nonprofit and for-profit, to facilitate the packaging of financial deals to allow for the construction of affordable housing. All of the recent affordable housing projects built in the city have a range of public and private funding sources that have been leveraged together.

### *Developer Concessions*

The City of Ontario implements various housing programs to reduce or modify development standards that add costs to constructing affordable housing. These may include modification of parking, open space, and other standards through administrative exceptions. Moreover, considerable fee reductions are offered in return for affordability agreements. Finally, developers of affordable housing are also able to secure density bonuses that work to increase the cash flow of a project and indirectly mitigate the cost of construction, land costs, and financing constraints. Each of these incentive programs is described later.

## Development Impact Fees and Taxes

The City charges a range of development impact fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a fair pro-rata share of the costs of providing infrastructure and compensate the City for processing the application and fund the construction of future infrastructure necessary to sustain the growth of the city. The types of fees and their amounts are regulated by the California Government Code.

- *Planning and Building Fees.* The City charges fees to recover the cost for processing applications, building permits, and services.
- *Local Impact Fees.* Ontario charges fees to construct infrastructure (water, sewer, library, etc.) required to serve new development, including housing.

- *Regional Impact Fees.* Regional or government entities charge fees to provide infrastructure and services for each new development project, such as schools and regional wastewater entities.
- *Ontario Ranch Fees.* Developers pay fees to construct improvements in accordance with City master plans, specific plans, subdivision requirements, and development agreements.

Table 4-3 itemizes fees charged for prototypical projects in Ontario. Development Impact Fees are available on the City's website. Generally, fees range from approximately $26,000 to $42,200 in the general city. Fees in Ontario Ranch range from approximately $20,000 to $52,000 per unit due to the lack of infrastructure in that area.

## Table 4-3
## Residential Development Fees

| *Fee Category*[1] | *General City* | | | *Ontario Ranch* | | |
|---|---|---|---|---|---|---|
| | *Detached Dwellings* | *Attached Dwellings* | *High-Density Dwellings* | *Detached Dwellings* | *Attached Dwellings* | *High-Density Dwellings* |
| City Building Permits[2] | 9,614.74 | 11,309.16 | 8,606.65 | 11,290.02 | 10,049.65 | 8,748.91 |
| Public Safety (Police/Fire) | $722 | $627 | $627 | $1,151 | $989 | $989 |
| Streets (Regional/ Local) | $2,439 | $1,629 | $1,008 | $4,847 | $3,237 | $2,002 |
| Storm Drainage (Regional/Local) | $3,404 | $1,094 | $508 | $5,335 | $1,211 | $988 |
| Water Distribution (Regional/Local) | $7,473 | $5,109 | $3,447 | $8,997 | $4,939 | $2,621 |
| Parks, Library, and Aquatics | $14,506 | $12,858 | $10,174 | $14,506 | $12,858 | $10,174 |
| Sewer (Regional/Local) | $1,384 | $1,211 | $1,038 | $902 | $684 | $413 |
| Solid Waste | $699 | $509 | $255 | $699 | $509 | $255 |
| General Facilities | $610 | $127 | $93 | $610 | $127 | $93 |
| Public Meetings | $1,386 | $1,228 | $972 | $1,386 | $1,228 | $972 |
| Fiber Optics (Regional/Local) | -- | -- | -- | $1,943 | $1,943 | $1,943 |
| School District (per sq. ft.) | | | | | | |
| Chaffey Joint Union High School District | $4.08 | $4.08 | $4.08 | $4.08 | $4.08 | $4.08 |
| Chino Valley Unified School District | $4.08 | $4.08 | $4.08 | -- | -- | -- |
| Cucamonga School District | $2.82 | $2.82 | $2.82 | -- | -- | -- |
| Mountain View School District | $2.82 | $2.82 | $2.82 | -- | -- | -- |
| Ontario-Montclair School District | $4.95 | $4.95 | $4.95 | $4.95 | $4.95 | $4.95 |
| Total Fees per Unit | | | | | | |
| Building | $9,614.74 | $11,309.16 | $8,606.65 | $11,290.02 | $10,049.65 | $8,748.91 |
| Impact | $32,623 | $24,392 | $18,122 | $40,376 | $27,725 | $20,450 |
| Total | $42,237.74 | $35,701.16 | $26,728.65 | $51,666.02 | $37,774.65 | $29,198.91 |

Source: City of Ontario, 2021.

1. Detached Dwelling Unit – Any residential building containing one dwelling unit on one parcel of land, including a single-family residence, single-family residential condominium or detached townhome, and a manufactured unit on an individual lot.

Attached Dwelling Unit – Apartments, townhomes, condominiums, or any other residential unit that is attached to any other residential unit; usually corresponding to an allowable land use designation of Low-Medium-Density Residential (LMDR) and Medium-Density Residential (MDR) or Mixed-Use (MU).

High-Density Residential – Any residential units with density ranges of more than 25 units per acre; usually corresponding to an allowable land use designation of High-Density Residential (HDR) or Mixed-Use (MU).

2. Building Permit Fees are based on total project valuation and will vary depending on project type, including detached dwelling, attached dwelling, or high-density dwellings.

### *Affordable Housing Reductions*

Although development impact fees add to the cost of residential construction, they are not considered a constraint to the production of affordable housing. In compliance with California Government Code Section 66005, a local government is required to ensure that fees do not exceed the estimated reasonable cost of providing the service. California Government Code Section 66001 requires that impact fees have a reasonable nexus to the project and the fee amount be reasonably related to the cost of providing services and capital facilities. Moreover, the City offers significant fee reductions for qualified projects.

With the adoption of Resolution No. 2007-023, the City Council determined that the development and redevelopment of affordable housing is of utmost importance to promote the objectives of the Policy Plan, the Housing Element, revitalization objectives, and the overall supply of decent and affordable housing. Therefore, the City Council approved the reduction of development impact fees for projects covered by an Affordable Housing Agreement with the City.

The ordinance sets a sliding scale of fee reductions for qualified residential projects, with potential fee reductions shown in Table 4-4. All qualified projects must make available a minimum of 20 percent of affordable units for very low-income households and the remaining units affordable to low-income households. To assist Ontario Ranch developers and their substantial commitment to fund infrastructure improvements, the City issues reimbursements or credits to the developer for the eligible costs of public infrastructure based on the estimated and/or actual eligible construction costs identified in the Development Impact Fee Nexus Report and Master Facilities Plan that will serve their project.

Table 4-4
Residential Development Fee Credits

| *Project* | *General City* | |
|---|---|---|
| | *Percentage of Maximum Fee* | *Dollar Amount of Possible Reduction* |
| Where 10% of units are affordable | 65% | $15,000 to $17,000/du |
| Where 15% of units are affordable | 35% | $28,000 to $33,000/du |
| Where 15% of units are affordable | 15% | $37,000 to $43,000/du |
| Multistory Building with Mixed-Uses | 50% | $21,000 to $25,000/du |
| - with Structured Parking | 10% | $39,000 to $45,000/du |

Source: City of Ontario, 2007.

Notes:

For these projects, a minimum of 20 percent of the affordable units must be affordable to very low-income households and the remainder must be affordable to low-income households.

Fee reductions do not apply to the Streets, Signals, and Bridges Fee category attributable to the 36 regional projects constructed by SANBAG under the Measure I program.

## Land Use Controls

The Land Use Element prescribes the allowable uses of land in Ontario. Land use categories are provided to guide the type of development, intensity or density of development, and the permitted uses of land. The City's Development Code implements the Policy Plan by providing specific direction and development standards within each of the general land use categories through zoning. Previously, the City had separate categories for its Ontario Ranch area. Recent projects in the city have reached the City's target densities, and projects tend toward the higher ends of permitted densities. Other areas of the city have been rezoned to a more intensive land use but are largely built out.

As part of the 2050 Policy Plan update, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific Mixed-Use designations to create focal points for community activity and identity and facilitate the use of transit. These designations facilitate the development of high-density residential projects, principally with the Ontario Center Mixed-Use designation allowing up to 125.0 dwelling units per acre (du/ac). Some parts of the city permit blended densities. The new Policy Plan land use designations apply to Ontario Ranch.

Table 4-5 presents the 2050 Policy Plan land use designations, corresponding zoning districts, and the permitted densities for residential development.

### Table 4-5
### Primary Policy Plan Land Uses Allowing Housing

| *2050 Policy Plan* | |
|---|---|
| *Policy Plan Land Use and Allowable Density* | *Zoning District and Allowable Density* |
| Rural<br>0.0–2.0 du/ac | AR-2 and RE-2 Districts<br>0.0–2.0 du/ac |
| Low Density<br>2.1–5.0 du/ac | RE-4 and District<br>2.1–4.0 du/ac<br>LDR-5 District<br>2.1 – 5.0 du/ac |
| Low Medium Density<br>5.1-11.0 du/ac | MHP District<br>5.1 – 8.0 du/ac<br>MDR-11 District<br>5.1–11.0 du/ac |
| Medium Density<br>11.1-25.0 du/ac | MDR-18 District<br>11.1–18.0 du/ac<br>MDR-25 District[1]<br>18.1 – 25.0 du/ac |

## Table 4-5
## Primary Policy Plan Land Uses Allowing Housing

| *2050 Policy Plan* | |
|---|---|
| *Policy Plan Land Use and Allowable Density* | *Zoning District and Allowable Density* |
| High Density<br>25.1 – 45.0 du/ac | HDR-45<br>25.1 – 45.0 du/ac |
| Downtown Mixed-Use Area<br>25.0 – 75.0 du/ac | MU-1 District and LUA-1, LUA-2N, LUA-3, LUA-4 Sub-Districts<br>25.0 – 75.0 du/ac |
| East Holt Mixed-Use Area<br>14.0 – 40.0 du/ac | MU-2 District[1]<br>14.0 – 40.0 du/ac |
| Meredith Mixed-Use Area<br>14.0 – 125.0 du/ac | Existing Specific Plan<br>14.0 – 25.0 du/ac |
| Multimodal Mixed-Use Area<br>20.0 – 80.0 du/ac | Existing Specific Plan<br>20.0 – 80.0 du/ac |
| Inland Empire Corridor Mixed-Use Area<br>14.0 – 30.0 du/ac | Existing Specific Plan<br>14.0 – 30.0 du/ac |
| Guasti Mixed-Use Area<br>25.0 – 65.0 du/ac | Existing Specific Plan<br>25.0 – 65.0 du/ac |
| Ontario Center Mixed-Use Area<br>20.0 – 125.0 du/ac | Existing Specific Plan[1]<br>20.0 – 125.0 du/ac |
| Ontario Mills Mixed-Use Area<br>25.0 – 85.0 du/ac | Existing Specific Plan[1]<br>25.0 – 85.0 du/ac |
| NMC East Mixed-Use Area<br>14.0 – 50.0 du/ac | Existing Specific Plan<br>14.0 – 50.0 du/ac |
| NMC West Mixed-Use Area<br>14.0 – 65.0 du/ac | Specific Plan Required[1]<br>14.0 – 65.0 du/ac |
| Euclid/Francis Mixed-Use Area<br>14.0 – 25.0 du/ac | MU-11 District<br>14.0 – 25.0 du/ac |

Source: City of Ontario, 2021.

1. City is proposing changes to increase the minimum and/or maximum density for sites for lower-income units subject to requirements of Section 65583.2(h) in the MDR-25 land-use designation, Mixed-Use Districts, and Ontario Mills Specific Plan, Ontario Center Specific Plan (and Piedmonte Overlay), and Armstrong Ranch Specific Plan. See Program 13 for details.

To provide for greater land use controls and guidance, Ontario has 49 different Specific Plans, 18 of which contain significant residential uses. Pursuant to the annexation of the dairy lands south of the city in 1998, the City is processing Specific Plans for Ontario Ranch as well. Table 4-6 displays the Specific Plan areas that are primarily residential.

## Table 4-6
## Existing Specific Plans with Residential Uses

| No. | Specific Plan | Description | Development Status |
|---|---|---|---|
| 1 | Ontario Center (1987) | 701-acre residential, commercial, industrial, and office development plan | Partially developed |
| 2 | Ontario Festival (2003) | 37.6-acre commercial and residential development | Residential portion built out |
| 3 | Meredith Center (1981) | 258-acre multiple-use commercial, office, hotel, and residential development | Partially developed |
| 4 | Guasti Plaza Specific Plan (2011) | 78.4-acre historic preservation of Guasti Winery and office, hotel, and commercial development with a possible residential component. Residential uses are allowed at a density of 25-60 du/ac on 7.76 acres within the plan. | Approved |
| 5 | Mountain Village | Pedestrian-oriented commercial/retail/residential district; entertainment destination with "round-the-clock" district | Built out |
| 6 | Borba Village | 32-acre residential, neighborhood commercial, and open space linked by a pedestrian corridor | Built out |
| 7 | Creekside (1994) | 410-acre planned residential community with 9 activity centers, with lake and school site | Built out |
| 8 | Wagner Specific Plan (1992) | Now converted from commercial to residential specific plan proposing 275 units on 45 acres of land, 11 of which are residential | Built out |
| *No.* | *Ontario Ranch* | *Description* | *Development Status* |
| 9 | Countryside (2006) | 178-acre master-planned residential with 819 single-family homes | Partially developed |
| 10 | Edenglen (2005) | 160-acre master-planned community with 277 single-family and 307 multiple-family residences | Residential portion built out |
| 11 | Rich-Haven | 510.6-acre traditional neighborhood design, residential, and regional commercial/mixed-use with 2,732 single-family and 1,524 multifamily units | Partially developed |
| 12 | Esperanza | 223-acre residential planned community with 914 single-family and 496 multiple-family homes | Partially developed |
| 13 | Sub-Area 29 | 532-acre planned residential, commercial, and recreational uses with 2,418 single-family units | Partially developed |
| 14 | The Avenue | 560-acre specific plan with 2,875 single-family and multiple-family residences with parks | Partially developed |
| 15 | West Haven Specific Plan | 200-acre residential development with 753 single-family residences | Partially developed |
| 16 | Parkside | 250-acre planned community with 437 single-family and 1,510 multiple-family homes and 50 acres of parks | Partially developed |
| 17 | Armstrong Ranch | 176-acre specific plan with 891 single-family units | Approved |
| 18 | Grand Park | 106-acre specific plan with 1,327 housing units, including 587 units of high-density housing | Partially developed |

## Environmental Factors

Water and wastewater services are provided by the Ontario Municipal Utilities Company (OMUC), which is a department of the City. Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. The City will examine potential alternative infrastructure funding sources to evaluate opportunities to provide fee reductions or offer fee waivers for affordable housing (Program 34).

A lack of water and wastewater capacity or infrastructure can present a barrier to the development of affordable housing in many jurisdictions. The status of current infrastructure capabilities and capacities by planning area are presented below.

- *Campus Site.* The site has no development, infrastructure or environmental constraints, and is ready to be developed immediately.

- *Downtown.* The City installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. The capacity is adequate to serve the projected new residential and commercial development in the Downtown and Emporia District. There is adequate water for the sites and no known environmental constraints. Roadway improvements have also been completed along Holt Boulevard. While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. In the southwest corner of the planning area, 12.3 acres are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- *East Holt.* As East Holt Boulevard serves the East Holt commercial area as well as the Downtown areas and Emporia Districts. The City recently installed sewer infrastructure along East Holt Boulevard to accommodate development projected under the Policy Plan. Sewer capacity is now adequate to accommodate projected new residential and commercial development in the East Holt areas, though infrastructure improvements are recommended. There are no known water or stormwater constraints that would preclude or delay the

development of housing in any of these three areas, though infrastructure improvements are recommended.

- *Holt.* While storm drain capacity upgrades have been recommended, this is not anticipated to be a constraint to development. Approximately 4.7 acres of this area are designated as a special flood hazard area, which will require additional assessment prior to development. No properties within this special flood hazard area are included in the City's housing sites.

- *Mountain Corridor.* The corridor is ripe for conversion due to its underutilized nature, new Policy Plan land use designation that doubles or triples the allowable density, and the construction of capital improvement projects along the corridor that address water and sewer needs.

- *Euclid Corridor.* Water and sewer infrastructure is currently in place to support residential development. However, the properties on Fern Avenue, north of Philadelphia Street, and on Philadelphia Street, between Fern Avenue and Euclid Avenue, are on septic systems and will require sewer facilities. In these cases, developers will be required to make on-site improvements. Given the project size possible on these sites, the cost of these types of improvements is not anticipated to preclude or delay the construction of housing.

- *Grove Corridor.* The sites are predominantly vacant and have no infrastructure or environmental constraints that would preclude or delay development. Adequate water and sewer capacity is available.

- *Mission Corridor.* Currently, there are no known constraints that would preclude or delay development of these sites. Water infrastructure and sewer infrastructure is in place and adequate to accommodate the development. The sites do not contain any environmental hazards, as they are predominantly residential and commercial in nature.

- *Ontario Airport Metro Center.* Master plans for infrastructure will need to be prepared as will appropriate environmental clearance for these projects. There is adequate sewer and water capacity for each of these sites proposed to be developed during the planning period. Limited areas are within a special flood hazard area, but this only represents 5.3 acres of the planning area, and no properties within the special flood hazard area are included in the City's housing sites. Stormwater improvements are anticipated to alleviate local flooding in this area.

- *Ontario Ranch.* The City entered into an agreement with a consortium of 14 developers to fund $430 million in infrastructure (streets, drainage, water, parks, etc.) that will serve the eastern portion of Ontario Ranch. While areas adjacent to Cucamonga Creek are considered to be in a flood zone, this is not anticipated to limit proposed development.

## Housing Opportunities

California law requires that all local governments adopt and administer programs to facilitate and encourage the provision of a range of types and prices of housing for all income levels. The City's zoning implements the intent of the Policy Plan by specifying the type of housing allowed, the location of residential uses, the permitted density, and the permitting processes involved for different types of housing.

Table 4-7 summarizes the types of conventional housing allowed in each zoning district and whether the use is permitted by right or conditionally permitted. Where no notation is provided, the use is prohibited. Following is an explanation of the housing types and their legal or planning context. Table 4-8 addresses how special-needs housing types are allowed.

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## Table 4-7
## Conventional Housing Permitted by Zoning District

| *Residential Uses* | *Residential Zoning Districts* | | | | *Commercial Zoning Districts* | | | | | | | *Mixed-Use Zoning Districts* | | | | | | | *Industrial Zoning Districts* | | | | | *Specialized Use and Overlay Zoning Districts* | | | *Additional Regulations (Development Code References)* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | *MU-1* | | | | | | | | | | | | | | | |
| | *AR-2 & RE-2* | *RE-4 & LDR-5* | *MDR-11, MDR-18, MDR-25* | *HDR-45* | *CS* | *CN* | *CC* | *CR* | *CCS* | *OL* | *OH* | *LUA-1* | *LUA-2N* | *LUA-2S* | *LUA-3* | *LUA-4* | *MU-2* | *MU-11* | *BP* | *IP* | *IL* | *IG* | *IH* | *AG* | *CIV* | *MHP* | |
| Accessory Structures, including guesthouses | P | P | P | P | -- | -- | -- | -- | -- | -- | -- | P | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.03.010 (B)) |
| Accessory Dwelling Units | P | P | P | P | -- | -- | -- | -- | -- | -- | -- | P | P | -- | P | -- | P | P | -- | -- | -- | -- | -- | P | -- | -- | Section 5.03.010 (A) |
| Caretaker Quarters | -- | -- | -- | -- | -- | C | C | C | C | -- | C | -- | -- | -- | -- | -- | -- | -- | C | -- | C | C | C | P | -- | -- | Excludes Caretaker Quarters established in conjunction with Self-Storage Facilities |
| Residential Mixed-Use Developments (Development projects containing a mix or commercial and residential on the same site) | -- | -- | -- | -- | -- | C | C | -- | -- | -- | -- | P | P | -- | P | -- | P | P | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.285 |
| Work/Live Units | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.425 |
| Mobile Home Parks | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | Section 5.03.295 |
| Mobile Home or Manufactured Home[1] | P | P | P | P | -- | -- | -- | -- | -- | -- | -- | P | P | -- | P | -- | P | -- | -- | -- | -- | -- | -- | P | -- | -- | |
| Multiple-Family Dwellings | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | P | P | -- | P | P | P | P | -- | -- | -- | -- | -- | -- | -- | -- | Table 6.01-3 |
| Single-Family Dwellings (Traditional Residential Subdivisions) | P | P | P | P | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.03.365; Table 6.01-1. |
| Single-Family Dwellings (Small Lot Traditional Residential Subdivisions) | -- | P | P | P | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.365; Table 6.01-2A |
| Single-Family Dwellings (Small Lot Alley-Loaded Residential Subdivisions) | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.365; Table 6.01-2B |
| Single-Family Dwellings (Cluster Residential Subdivisions) | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.365; Table 6.01-2C |
| Small-Lot Infill Subdivisions | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | P | P | -- | P | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 6.01.010.F |

P=Permitted Use C=Conditionally Permitted Use -- = Prohibited

Source: City of Ontario, 2021.
Residential Zoning Districts:
AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2.1-5; MDR-11 = Low-Medium-Density Residential 5.1-11; MDR-11 = Low-Medium-Density Residential 11.1-18; MDR-25 = Low-Medium-Density Residential 18.1-25; HDR-45 = High-Density Residential 25.1-45
Commercial Zoning Districts:
CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office
Mixed-Use Zoning Districts:
MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use
Industrial Zoning Districts:
BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial
Overlays and Specialized Use Zoning Districts
AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park
[1] Mobile Homes/Manufactured Homes are treated as single-family homes and permitted by right anywhere single-family homes are permitted.

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## Single- and Multiple-Family Housing

The City permits single-family and multiple-family housing types as by-right uses in their respective zoning districts. The City allows a multitude of single-family housing land uses to encourage a variety of design and allow for small-lot and/or infill development. Traditional single-family housing is permitted by right in the most zoning districts (AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and AG), followed by single-family dwellings on small lots (RE-4, LDR-5, MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2). Single-family dwellings, alley-loaded, and single-family dwellings, clustered, are allowed by right in the same zoning districts: MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and MU-2. Small-lot infill subdivisions are allowed by right in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-2N, LUA-3, and MU-2 zoning districts. Flexibility in residential subdivision design can also be achieved through a Planned Unit Development (PUD) Overlay District that conditionally permits a range of housing types in every residential zone. The PUD is a tool to encourage and facilitate innovative design, variety, and flexibility in housing products that would otherwise not be allowed in other zoning districts. Under a PUD, the City may permit attached and detached single-family residences, townhomes, and zero lot line and any other type of housing product permitted by the regulations of the underlying zone. Multiple-family housing is permitted by right in medium- and high-density residential zones (MDR-11, MDR-18, MDR-25, and HDR-45) and mixed-use zones (LUA-1, LUA-2, LUA-3, LUA-4, MU-2, and MU-11).

## Mixed-Use

Residential mixed-use projects are projects containing single-family and/or multiple-family dwellings constructed in conjunction with a variety of complementary commercial land uses—such as office, retail, public, or entertainment—in the same building or site as an integrated development that has both significant functional interrelationships and a coherent physical design. Mixed-use can be vertically integrated or horizontally placed (side by side). Mixed-use developments are permitted by right in the LUA-1, LUA-2N, LUA-3, LUA-4, MU-2, and MU-11 zoning districts and conditionally permitted in the CN and CC zoning districts. The 2050 Policy Plan established 12 Mixed-Use land use designations to support the development vision in important corridors within the city, creating focal points for community activity and identity and to integrate transit. While not all 12 mixed-use land use designations have a corresponding zoning district, the Downtown Mixed-Use zoning districts (MU-1 and subdistricts LUA-1, LUA-2N, LUA-2S, LUA-3, and LUA-4) support the Downtown Mixed-Use designation, the MU-2 supports the East Holt Mixed-Use designation, and MU-11 supports the

Euclid / Francis Mixed-Use designation, integrating more opportunities for housing in these neighborhoods.

## Mobile Homes and Manufactured Housing

Mobile homes or manufactured housing offer an affordable housing option to many low- and moderate-income households. California Government Code Section 65852.3 requires cities to treat certified mobile homes (manufactured homes) on a permanent foundation for permanent occupancy the same as single-family dwellings. They may not be excluded from lots zoned for single-family dwellings and are subject to the same rules as site-built homes, except for certain architectural requirements. Further, a city may not require an administrative permit, planning or development process, or requirement that is not imposed on a conventional single-family dwelling.

The City allows, by right, factory-built housing in all zones permitting single-family dwellings. Factory-built housing on residential lots not constructed within a mobile home park must conform to the same development standards applied to site-built homes with regards to setbacks, parking, placement, and other standards, but have additional specific architectural requirements related to exterior finish and roofing material to blend factory-built housing with site-built housing. Mobile home units may also be used as rental accessory dwelling units (ADUs) subject to certain construction standards (e.g., National Mobile Home Construction and Safety Standards of 1974), and architectural requirements. These standards do not impose a constraint on the placement of mobile homes or unreasonable cost burdens on mobile homeowners since new factory-built homes normally comply with the City's requirements with little or no modification.

Mobile homes are allowed by right in the Mobile Home Park (MHP) zone constructed as mobile home parks, permitting 5.1 to 8.0 du / ac. According to the 2021 Department of Finance numbers, an estimated 2,175 mobile homes are located in the city.

## Accessory Dwelling Units

ADUs (second units) are defined in the Development Code (see Section 5.03.010) as an ancillary dwelling unit providing complete independent living facilities for one household located on a parcel with the primary single-unit dwelling that houses a separate household. An ADU may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same parcel. State legislation requires jurisdictions to allow ADUs that meet certain standards by right anywhere that single-family or multifamily uses are allowed. Junior accessory dwelling units (JADUs), that is, smaller units located entirely

within an existing single-family primary unit, are also allowed under state law.

Ontario permits ADUs by right in all zoning districts where single-family and multiple-family residential is permitted, including mixed-use zoning districts, subject to the provisions of the Development Code Section 5.03.010. Ontario allows detached and attached ADUs up to 800 square feet for a studio or one bedroom and 1,000 square feet for a unit with two or more bedrooms. ADUs are permitted through an approved ministerial ADU permit, although some conversions or detached ADUs only require an approved building permit.

The City adopted updates to the ADU ordinance as a part of the development Code update in 2020 to comply with State law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new State requirements (Program 20). Additionally, the City will explore initiatives to promote ADU development as an affordable housing option, including considering establishing a loan program for homeowners for ADUs, market ADU guidance materials, and create frequently-asked-questions webpage for ADUs on the City's website (Program 27).

## Special-Needs Housing

State law requires that housing elements analyze the needs of certain groups of households that have special housing needs. Furthermore, state and federal fair housing laws are designed to ensure that persons and families with special housing needs (e.g., disabled people [including those with developmental disabilities], homeless people, etc.) have adequate access to a full range of housing opportunities. An important component of meeting this challenge is to ensure that adequate housing opportunities are permitted in the community.

Table 4-8 summarizes the types of special-needs housing allowed in each zoning district in Ontario and whether the type of housing is permitted by right or conditionally permitted. Where a land use is not expressly permitted, the use is considered prohibited by the Municipal Code.

## Table 4-8
## Special-Needs Housing Permitted by Zoning District

| Special-Needs Uses | Residential Zoning Districts | | | | Professional and Commercial Zoning Districts | | | | | | | Mixed-Use Zoning Districts | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | Additional Regulations (Development Code References) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | MU-1 | | | | | | | | | | | | | | |
| | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, MDR-18, MDR-25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-2 | MU-11 | BP | IP | IL | IG | IH | AG | CIV | MHP | |
| Senior Citizen Housing | -- | -- | P | P | -- | -- | C | -- | -- | -- | -- | P | -- | -- | P | P | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.360 |
| Continuing Care Retirement Communities<br>6 or fewer clients | *P | *P | *P | *P | -- | -- | -- | -- | -- | -- | -- | *P | *P | *P | *P | | *P | *P | -- | -- | -- | -- | -- | *P | -- | -- | |
| Continuing Care Retirement Communities More than 6 clients | -- | -- | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | C | |
| Assisted Living Facilities for the Elderly<br>6 or fewer clients | *P | *P | *P | *P | -- | -- | -- | -- | -- | -- | -- | *P | *P | *P | *P | | *P | *P | -- | -- | -- | -- | -- | *P | -- | -- | Section 5.03.110 |
| Assisted Living Facilities for the Elderly<br>More than 6 clients | -- | -- | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | C | Section 5.03.105 |
| Nursing Care Facilities | -- | -- | -- | -- | -- | -- | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | |
| Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities<br>6 or fewer clients | *P | *P | *P | *P | -- | -- | -- | -- | -- | -- | -- | *P | *P | *P | *P | | *P | *P | -- | -- | -- | -- | -- | *P | -- | -- | |
| Residential Intellectual and Development Disability, Mental Health, and Substance Abuse Facilities<br>More than 6 clients | -- | -- | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | C | |
| Other Residential Care Facilities<br>6 or fewer clients | *P | *P | *P | *P | -- | -- | -- | -- | -- | -- | -- | *P | *P | *P | *P | | *P | *P | -- | -- | -- | -- | -- | *P | -- | -- | Section 5.03.345 |

| Special-Needs Uses | Residential Zoning Districts | | | | Professional and Commercial Zoning Districts | | | | | | | Mixed-Use Zoning Districts | | | | | | | Industrial Zoning Districts | | | | | Specialized Use and Overlay Zoning Districts | | | Additional Regulations (Development Code References) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | MU-1 | | | | | | | | | | | | | | | |
| | AR-2 & RE-2 | RE-4 & LDR-5 | MDR-11, MDR-18, MDR-25 | HDR-45 | CS | CN | CC | CR | CCS | OL | OH | LUA-1 | LUA-2N | LUA-2S | LUA-3 | LUA-4 | MU-2 | MU-11 | BP | IP | IL | IG | IH | AG | CIV | MHP | |
| Other Residential Care Facilities More than 6 clients | -- | -- | C | C | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | C | |
| Boarding, Lodging, and Rooming Houses | A | A | A | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | A | -- | A | Section 5.03.080 |
| Single-Room Occupancy (SRO) Facilities | -- | -- | -- | C | -- | -- | C | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | Section 5.03.360 |
| Emergency Shelters | -- | -- | C | -- | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | P | C | C | -- | C | C | Section 5.03.405 |
| Supportive Housing | P | P | P | -- | -- | -- | C | -- | -- | -- | -- | C | -- | -- | C | -- | -- | -- | -- | -- | P | C | -- | -- | C | -- | Section 5.03.405 |
| Transitional Housing | P | P | P | P | -- | -- | C | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | C | C | -- | C | P | Section 5.03.405 |
| Transitional Living Centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | C | -- | -- | -- | -- | -- | C | C | C | -- | -- | -- | Section 5.03.405 |
| Low-Barrier Navigation Centers | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | |
| Employee (Farmworker) Housing | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | -- | -- | Section 5.03.177 |

Source: City of Ontario, 2021.

*Allowed only in conjunction with an existing single-family residence.

P=Permitted Use C=Conditionally Permitted Use A=Administratively Permitted Use -- = Prohibited

Residential Zoning Districts:

AR-2 = Residential-Agricultural 0-2; RE-2 = Rural Estate 0-2; RE-4 = Residential Estate 2-4; LDR-5 = Low-Density Residential 2-5; MDR-11 = Low-Medium-Density Residential 5-11; MDR-11 = Low-Medium-Density Residential 11-18; MDR-25 = Low-Medium-Density Residential 18-25; HDR-45 = High-Density Residential 25-45

Commercial Zoning Districts:

CS = Corner Store; CN = Commercial Neighborhood; CC = Community Commercial; CR = Regional Commercial; CCS = Convention Center Support Commercial; OL = Low Intensity Office; OH = High Intensity Office

Mixed-Use Zoning Districts:

MU-1= Downtown Mixed-Use; LUA-1 = Euclid Avenue Entertainment; LUA-2N = Arts; LUA-3 = Holt Boulevard; LUA-4 = Civic Center; MU-2 = East Holt Mixed-Use, MU-11 = Euclid/Francis Mixed-Use

Industrial Zoning Districts:

BP = Business Park; IL = Light Industrial; IG = General Industrial; IH = Heavy Industrial

Overlays and Specialized Use Zoning Districts

AG = Agriculture Overlay; CIV = Civic; MHP = Mobile Home Park

## Senior Housing

The Development Code contains regulations that encourage the production or location of a continuum of housing suitable for seniors. The intent of these ordinances is to ensure that seniors have the ability to remain in Ontario throughout their lives regardless of medical condition.

The major types of senior housing facilities are summarized below.

- *Senior Citizen Housing Development.* Senior citizen housing developments are designed to meet the physical and social needs of seniors consistent with the California Fair Employment and Housing Act. The City permits by right senior citizen housing developments in the MDR-11, MDR-18, MDR-25, HDR-45, LUA-1, LUA-3, and LUA-4 zones and conditionally permits senior housing in the CC zone and offers significant incentives for new senior housing. Applications for senior citizen housing developments are reviewed based on their proximity to frequently-serviced public transit, parks and open space, medical facilities, libraries, and pharmacies. Additionally, senior citizen housing developments must provide high-speed internet, a service coordinator to assist with activities of daily living, and an exercise facility.

- *Nursing Care Facilities (Convalescent Homes [Hospital], Rest Home, or Rehabilitation Facility).* Nursing care facilities are lodging and care facilities for those who are convalescing, invalids, or aged persons, in which surgery is not performed and primary treatment given in hospitals is not provided. These uses are permitted conditionally in the CC, CR, OH, and MHP zones.

- *Residential Care Facilities.* As discussed in later sections, the City also allows state-licensed community care facilities and residential care facilities for the elderly, further categorized in the Development Code Table 5.02-1 (Land Use Matrix) as **Continuing Care Retirement Communities** and **Assisted Living Facilities for the Elderly**. Community Care Facilities, including those that serve seniors, comply with the Community Care Facilities Act and are discussed below within the Community Care Facilities section.

The City has excellent examples of facilities offering CoC options for seniors. Inland Christian Home, a nonprofit provider of health and retirement care services for the elderly, has four facilities that provide accommodations for seniors. These include independent living, memory care, assisted living, and skilled nursing facilities.

## Community Care Facilities

The Welfare and Institutions Code (Lanterman-Petris Act) and the Health and Safety Code (Community Care Facilities Act) declare that it is the policy of the state that people with a wide variety of disabilities are entitled to live in normal residential settings. The Health and Safety Code (California Residential Care Facilities for the Elderly Act) also extends this protection to elderly persons. State law sets forth regulations and guidelines for care facilities that preempt or limit many local regulations.

Facilities covered under these acts include:

- Residential care facility
- Adult day program
- Therapeutic day services facility
- Foster family agency or home
- Small family home
- Social rehabilitation facility
- Community treatment facility
- Full-service adoption agency
- Noncustodial adoption agency
- Transitional shelter care facility
- Transitional housing placement facility
- Residential care facility for the elderly (Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly)
- Alcoholism or drug abuse recovery or treatment facility (Residential Mental Health and Substance Abuse Facilities)
- Congregate care facility

The Health and Safety Code (Section 1500 et seq.) requires that licensed community care facilities serving six or fewer persons be (1) treated the same as a residential use; (2) allowed by right in all residential zones; and (3) treated the same with respect to regulations, fees, taxes, and permit processes as other residential uses in the same zone. The Health and Safety Code extends this protection to residential care facilities for the elderly (Section 1569.84 et seq.), to alcoholism or drug abuse recovery or

treatment facilities (Section 11834.22 et seq.), and to congregate care facilities (Section 1267.16 et seq.), all of which serve no more than six clients.

As required by Health and Safety Code Section 1569.84 et seq., community care facilities serving six or fewer people are allowed by right in the residential zoning districts and the LUA-1, LUA-2N, LUA-2S, LUA-3, MU-2, MU-11, and the AG zoning districts. Licensed community care facilities are also subject to the same development standards, fees, taxes, and permitting processes as other similar residential uses in the same zone. Large facilities (seven or more persons) are conditionally permitted in the MDR-11, MDR-18, MDR-25, HDR-45, MU-11, and MHP zoning districts. To expand the use of care facilities for seven or more persons, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone or otherwise amending the Municipal Code to make it easier to locate a state-licensed residential care facility for seven or more persons in the city. Residential care facilities would still be subject to state licensing.

### Boarding, Lodging, or Rooming House

In contrast to community care facilities licensed by the State of California, boarding, lodging, and rooming houses are non-licensed facilities. This category refers to a residence or dwelling other than a hotel wherein one or more rooms with or without individual or group cooking facilities are rented, leased, or subleased to individuals under separate agreements, either written or oral.

Unlike licensed community care facilities, cities can regulate such boarding, lodging, and rooming houses that are not used as transitional or supportive housing. “A city may prohibit, limit or regulate the operation of a boarding house or rooming house business in a single-family home located in a low-density residential (R-1) zone, where boarding house is defined as a residence or dwelling, other than a hotel, wherein three or more rooms, with or without individual or group cooking facilities are: rented to individuals under separate rental agreements or lease in order to preserve the residential character of the neighborhood” (86 Ops. Cal. Atty. Gen. 30 (2003)). The City permits boarding, lodging, or rooming houses in the AR-2, RE-2, RE-4, LDR-5, MDR-11, MDR-18, MDR-25, AG, and MHP zoning districts with an approved administrative use permit and the HDR-45 zoning district with a conditional use permit.

Boarding, lodging, or rooming houses have, at times, been a source of concern that they be operated in a manner compatible with residential neighborhoods. To that end, the City Municipal Code requires that such homes cannot be occupied by more than one federal, state, or youth authority parolee. Moreover, all such homes shall require boarders to sign a "Crime-Free Lease Addendum" to their rental or lease agreement. In Program 20, the City commits to reviewing and removing this restriction to prevent discrimination based on criminal history (see California Code of Regulations, Title 2, Section 12264-12271). The Municipal Code limits providing accommodations to a maximum occupancy of six individuals, excluding a resident owner, agent, or manager. The operator may seek relief from the strict application of this provision by submitting a request for reasonable accommodation pursuant to Section 4.02.035 (Fair Housing and Reasonable Accommodation).

### Single-Room Occupancy

The City permits single-room occupancy (SRO) uses within the community. The Development Code defines SRO uses as a cluster of five or more dwelling units on one property for weekly or longer tenancy and providing sleeping and living facilities for one or two persons within the unit, in which sanitary facilities are also normally provided and cooking facilities may be provided within each unit or shared by multiple units. SROs are conditionally permitted in three zones (HDR-45, CC, and CCS).

To secure a conditional use permit, a comprehensive management plan must be submitted with the application. The operator must submit a plan that includes the company or agency responsible for resident selection, day-to-day maintenance of the facility, proposed security arrangements, and background information and references about the proposed management company or agency. Moreover, SROs may not be located within 500 feet of any school for children, church, daycare facility, or other existing SRO facility. SRO units are an important source of affordable housing for extremely low-income households. In Programs 20 and 32, the City commits to addressing the needs of extremely low-income households, including expanding affordable housing opportunities. As a part of this effort, the City will explore amending the Development Code to reduce location constraints for SRO facilities and permitting SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

### Housing for Homeless People

In recognition of the homeless population in Ontario, and with the desire to act affirmatively to address the issue, the City entered into an agreement with Mercy House to implement a CoC. Under the CoC, Mercy House operates a homeless intake center, transitional housing, and

permanent affordable housing, including housing with supportive services. Regulations were subsequently adopted to facilitate the completion and implementation of the CoC.

### *Emergency Shelters*

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California Government Code Section 65583(a)(4) states that every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for an emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters.

The Development Code permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with California Government Code Section 65583(4)(A).

The overlay zone is an approximately 500-foot-deep area on the north side of Mission Boulevard and bounded by Benson Avenue on the west and Magnolia Avenue on the east. The overlay area is suitable for emergency shelters since it is near two transit routes (Mission Boulevard and Mountain Avenue) and services, such as a grocery store. The overlay zone comprises 36 acres of land, of which, 0.4 acres are vacant (additionally, the area has 38 parcels, 4 of which are vacant). Many of the parcels in the proposed overlay district are underutilized, providing many opportunities for developing new facilities or reusing or converting underutilized buildings into one or more shelters. The overlay zone contains five properties that have transient lodging that might be suitable for conversion to an emergency shelter, should one be warranted in the community. Figure 4-1 provides a map for the location of the Emergency Shelter Overlay.

Figure 4-1
Emergency Shelter Overlay



The City has objective development and management standards that are designed to encourage and facilitate the development of emergency shelters:

- The maximum length of stay for an Emergency Shelter client shall be six months.
- On-site management shall be provided during the hours that the Emergency Shelter is in operation.
- On-site security shall be provided during the hours that the Emergency Shelter is in operation.
- No more than 20 client/tenant beds shall be allowed within any Emergency Shelter.
- An intake waiting area equal to a minimum of 10 square feet for each client/tenant bed shall be provided.
- The exterior of the intake waiting areas shall be screened from public view by a six-foot-high decorative masonry block wall and appropriate landscaping.
- A storage area for use by clients/tenants shall be provided at a rate of seven square feet for each client/tenant bed.
- A storage area is not required to be provided adjacent to the respective client/tenant bed.
- An emergency shelter shall provide lavatory, toilet, and shower facilities adequate for the number of clients/tenants served; however, a minimum of one such facility shall be provided for each 15 client/tenant beds.

Program 20 commits the City to reviewing these standards and revising as needed to be consistent with California Government Code Section 65583(a)(4), including establishing sufficient parking requirements to accommodate all staff working in the emergency shelter.

### *Transitional and Supportive Housing*

Consistent with Health and Safety Code Section 50675.14(b)(2), the City defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." Target population refers to persons, including persons with disabilities, youth, and families experiencing homelessness. Transitional housing is intended

as a middle point between emergency shelters and permanent housing, providing shelter up to two years, in an environment of security and support, which is designed to help residents progress toward self-sufficiency.

Transitional housing and supportive housing must be permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). The City permits transitional housing by right in residential zoning districts and IL and MHP zones, and conditionally permits transitional housing in CC, IG, IH, and CIV zones. Supportive housing is permitted by right in all residential zones, except HDR-45, and is permitted by right in IL zones. Supportive housing is conditionally permitted in CC, LUA-1, LUA-3, IG, and CIV zones. Currently, transitional housing and supportive housing are not permitted in all mixed-use zoning districts (LUA-2N, LUA-2S, MU-2, and MU-11) that permit residential uses, and supportive housing is not permitted in the HDR-45 zoning district. To comply with Government Code Section 65583(a)(5), the City has included Program 20 to amend the Development Code to permit transitional housing and supportive housing in all zoning districts that permit residential uses, including mixed-use and nonresidential zoning districts, subject only to the same regulations as similar uses in the same zone.

### *Low-Barrier Navigation Centers*

California Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered “low barrier,” its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Currently, the City does not recognize low-barrier navigation centers as a permitted use. Program 20 has been included to comply with Government Code Sections 65660-65662.

## Farmworker Housing

The City has established an Agricultural Overlay District (AG overlay), which covers the entire Ontario Ranch area. The intent of the Agricultural Overlay District is to allow for the continuation of agricultural uses on an interim basis until such time as a specific plan is proposed for urbanized uses. The Agricultural Overlay District is designed to limit land use activity to uses compatible with and supportive of agricultural uses.

The Health and Safety Code (Section 17021.6) declares that each city must permit and encourage the development and use of sufficient numbers and types of employee housing facilities commensurate with local needs. Section 17021.5 requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, treated as a residential use of property, and that the use not be subject to any regulations or fees not otherwise required of a single-family residence within the same zone. For facilities with 7 to 12 units or spaces, the use shall be considered an agricultural use, subject only to regulations applied to any agricultural use in the same zone, and the permitted occupancy may include employees who do not work on the property where the employee housing is located. Section 17021.8 requires a streamlined, ministerial application process for qualifying agricultural employee housing on land designated as Agricultural (AG) in the City's Policy Plan. While the City no longer has any areas designated as AG, it has included Program 20 to review Development Code Section 5.03.177 to fully comply with the requirements of the Employment Housing Act, including Sections 17021.5, 17021.6, and 17021.8.

The Municipal Code allows for the following uses to provide housing for farmworkers:

- *Employee (Farmworker) Housing.* Employee housing for farmworkers is only permitted in the AG overlay, where it is allowed by right. Consistent with Section 17021.5 of the Health and Safety Code, the City deems farmworker dwelling units providing accommodations for six or fewer employees, or for one employee and their respective household, a single-family structure. Farmworker dwelling units for six or fewer occupants are permitted by right in the AG overlay and all zoning districts that allow single-family dwellings, subject to the same development standards for single-family dwellings. A farmworker housing complex consisting of up to 36 beds in a group quarter, or 12 units or spaces designed for use by a single family or household, is deemed an agricultural use. The City does not require farmworker housing to be on the same site as the qualifying agricultural operation where the farmworkers are

employed, but does require a minimum lot size of 10 acres for farmworker housing.

- *Caretaker's Quarters.* Caretaker's quarters are designed to accommodate employees living on-site to provide security and surveillance, including agricultural operations in the AG overlay. The unit size is restricted to no more than 600 square feet and is limited to one bedroom. These uses are permitted by right in the AG overaly and conditionally permitted in the CN, CC, CR, CCS, OH, BP, IL, IG, and IH zones.

- *Accessory Residential Structures (Guest House).* Guest houses are permitted by right in all residential zones, LUA-1, LUA-2N, LUA-3, and the AG overlay. Guest houses cannot exceed 650 square feet, only one is permitted per lot containing a single-family dwelling, and quarters are reserved for temporary use (period not exceeding 90 days) of the residents of the property, their nonpaying guests, family, or persons employed on the residence. Guest houses shall not be rented.

Agricultural employment is relatively minor in the community, and the type of agricultural work is year-round and not migrant labor. Ontario's primary agricultural industry is dairy, which is highly automated and generally family-owned and operated. Some dairy farms employ farmworkers to assist with the daily operations, but the use of technology, automation, and family labor has minimized the need for additional farmworkers. Dairy work is relatively constant, and employees, who are often family members, live on-site. Today, many dairy farms have two or more dwellings to accommodate the owner/operator and several key employees.

## Housing for People with Disabilities

California Government Code Section 65583 requires that the housing element analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code, Section 65583(a)(4)). As part of the required constraints program, the element must include programs that remove constraints or provide reasonable accommodations for housing designed for persons with disabilities (California Government Code, Section 65583(c)(3)). This section addresses these requirements.

## Allowance of Land Uses

State law requires group homes serving six or fewer persons to be (1) treated the same as any residential use; (2) allowed by right in all residential zones; and (3) subject to the same standards, fees, taxes, and permitting procedures as those imposed on the same type of housing in the same zone. These laws ensure that housing opportunities are available for people with disabilities and that such uses are not discriminated against. The City currently permits such uses by right in all residential zones. To expand the use of care facilities for any number of occupants, the City has included Program 20 to explore amending provisions in the Municipal Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone. Residential care facilities would still be subject to state licensing.

State law requires local governments to identify adequate sites, development standards, and a permitting process to facilitate and encourage the development of emergency shelters and transitional housing.

## New Construction/Building Codes

Cities that use federal funds must, in all new construction and substantial rehabilitation projects, ensure that at least 5 percent of the units are accessible to persons with mobility impairments and another 2 percent are accessible to persons with hearing or visual impairments. Multiple-family housing must be built so that (1) the public and common-use portions of such units are readily accessible and usable by persons with disabilities, (2) doors allowing passage into and within such units can accommodate wheelchairs, and (3) all units contain adaptive design features.

The United States Department of Housing and Urban Development (HUD) also recommends, but does not require, that all design, construction, and alterations incorporate, wherever practical, the concept of visitability. This recommendation is in addition to requirements of Section 504 and the Fair Housing Act. Recommended construction practices include wide openings for bathrooms and interior doorways and at least one accessible means of egress/ingress per unit. The City enforces federal and state accessibility laws through the building plan check and permit process.

## Rehabilitation of Units

In an older community with many homes built prior to the development of modern accessibility standards for people with disabilities, allowing the retrofit of homes for people with disabilities is an important issue. Federal law requires that substantial rehabilitation projects using federal funds set aside units for disabled people, and HUD encourages visitability standards. Providing options for rehabilitating housing to modern accessibility standards allows people to live in an independent housing arrangement.

To accommodate the needs of persons with disabilities, the City allows property owners to install features that accommodate a disability (e.g., ramp to the front door) without the need to apply for a variance. The City allows retrofit of a residential structure upon submittal of plans and the payment of a normal building plan check and permit issuance fee.

## Definition of Family

Fair housing laws prohibit restrictive definitions of family that discriminate against households based on the number, personal characteristics, or the relationship of occupants to one another.

The City's Development Code defines a "family" as a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship providing organization and stability. A "household" is defined as a family living together in a single dwelling unit, with common access to and common use of all living and eating areas and all areas and facilities for the preparation and serving of food within the dwelling unit.

Consistent with state law, the City's family definition states "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

## Spacing and Concentration

The City abides by the spacing and concentration limits set forth by the California Department of Social Services with respect to residential care facilities. The only spacing concentration is for SRO hotels, which shall not be located within 500 feet of any public or private school for children under 18, church, child daycare facility, or other existing SRO facility. The City has included Program 20 to explore amending the Development Code to reduce location constraints for SRO facilities and permitting

SROs through a ministerial process rather than requiring a conditional use permit or administrative use permit.

## Development Standards

To facilitate the construction of housing for people with disabilities, including seniors, builders can seek specific development incentives. For instance, the City allows density increases specific to senior citizen housing with affordable units to lower-income seniors. The Development Code allows reduced parking requirements of one space per unit. Boarding and rooming houses have similarly lower standards than other residential uses. Senior citizen housing developments are evaluated based on proximity to essential services, including public transit with frequent service, community centers and / or parks, medical facilities, and pharmacies, among others. Additionally, senior citizen housing developments can determine parking on a project-by-project basis, providing as low as 0.25 parking spaces per rental dwelling unit. While residential care facilities with six or less clients are only subject to development standards for residential uses permitted in the zoning district consistent with Health and Safety Code Section 1500 et seq., large residential care facilities are required to have only 0.5 parking space per unit. The City will seek to amend the Development Code to allow state-licensed residential care facilities for seven or more persons only subject to those restrictions that apply to residential uses in the same zone through Program 20. Further modifications can be sought through administrative exceptions and reasonable accommodation process, detailed below.

## Reasonable Accommodation

The federal Fair Housing Act and California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodation when such accommodation may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

In 2006, the City adopted Ordinance No. 2837 to allow reasonable accommodations from certain land use, permitting, and building codes. The ordinance set up a process to evaluate requests for reasonable accommodations related to specific applications of the zoning law to allow for full use and enjoyment of a dwelling and to authorize the application of exceptions to the zoning law, if warranted, to comply with state and federal fair housing law. Application for reasonable accommodation shall be made pursuant to the provisions listed for an administrative exception.

With respect to the approval process, the applicant must file an application and pay an administrative fee of $376. Public notice requirements shall be pursuant to the provisions listed for a homeowner variance. The Zoning Administrator may approve, deny, or conditionally approve the request. The Zoning Administrator must issue administrative variance findings to approve such a request. A determination to approve, conditionally approve, or deny a request shall be based on the following:

- The persons who will use the subject property are protected under federal and state fair housing laws.
- The requested exception is necessary to make specific housing available to a person who will occupy the subject property and who is protected under federal and state fair housing laws.
- The requested exception will not impose an undue financial or administrative burden upon the City.
- The requested exception will comply with all applicable Building and Fire Codes and will not result in a fundamental alteration of the planning, zoning, and development laws and procedures of the City.

If the project is deemed to be of significant controversy, the matter may be referred to the Planning Commission. All decisions made on the matter may be appealed to the City Council.

In summary, the City of Ontario continues to ensure that people of all abilities have opportunities to find housing in the community.

## Development Standards

The Development Code provides specific residential development standards that determine building height, density, setbacks, parking, etc. These standards are made available to the public online on the City's website. Residential development standards are designed to promote a more livable environment, with adequate yards, height restrictions and setbacks to ensure privacy from adjacent homes, and minimum unit sizes to ensure adequate living areas for families.

## Conventional Residential Development

The following tables describe the development standards in Ontario, such as density ranges, lot standards, open space requirements, and building standards, for the multiple types of residential development Ontario supports: Traditional Single-Family (Table 4-9), Small Lot Traditional Single-Family (Table 4-10), Small Lot Alley-loaded Single-Family (Table 4-11), Cluster Single-Family (Table 4-12), and Multifamily Residential (Table 4-13). The following discussion analyzes the City's development standards as they apply to different types of housing.

Detached single-family residential accounts for nearly 60 percent of Ontario's total housing units (Table 2-10). To encourage flexibility in single-family residential subdivision design, higher-density, and use of unconventional, small, and / or infill lots, the City provides development standards for a range of single-family development models. The conventional residential development, called traditional single-family residential, consists of the construction of one or more single-family (detached) dwellings and is permitted in all residential zones. Traditional single-family residential has lower maximum lot coverage and higher setbacks, leading to lower lot utilization than the other single-family use types. Small lot traditional, small lot alley-loaded, and cluster single-family residential development consist of two or more detached dwelling units per lot, allowing for higher density and lot utilization.

## Table 4-9
## Traditional Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2* | *RE-2* | *RE-4* | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Density[1,2,3]** | | | | | | | | |
| Density Ranges | 0-2.0 | 0-2.0 | 2.1-4.0 | 2.1-5.0 | 5.1-11 | 11.1-18 | 18.1-25 | 25.1-45 |
| **Lot Standards** | | | | | | | | |
| Maximum Lot Coverage | 30% | 40% | 40% | 50% | 60% | 60% | 60% | 60% |
| Minimum Lot Size (sf)[4] | 18,000 | 10,000 | 10,000 | 7,200 | 5,000 | 5,000 | 5,000 | 5,000 |
| Average Lot Size | -- | 18,000 | -- | 8,000 | 6,000 | 6,000 | 6,000 | 6,000 |
| Min. Lot Dimensions[4] | | | | | | | | |
| Width (Interior) | 100 | 70 | 70 | 60 | 60 | 60 | 60 | 60 |
| Width (Corner Lots) | 120 | 80 | 80 | 65 | 65 | 65 | 65 | 65 |
| Width (Cul-de-Sac) | | | | | | | | |
| At front property line | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 |
| At front building setback | 70 | 70 | 70 | 60 | 40 | 40 | 40 | 40 |
| Depth | 135 | 100 | 100 | 75 | 100 | 100 | 100 | 100 |
| **Open Space** | | | | | | | | |
| Min Setback from Street and Alley Property Lines | | | | | | | | |
| Freeways | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Arterial Streets (front)[5,6] | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 |
| Collector & Local | | | | | | | | |
| Front | 30 | 30 | 30 | 20 | 20 | 20 | 20 | 20 |
| Front garage other | 30 | 30 | 30 | 10 | 10 | 10 | 10 | 10 |
| Street side | 30 | 30 | 30 | 10 | 10 | 10 | 10 | 10 |
| Street rear (1st floor) | 30 | 30 | 30 | 10 | 10 | 10 | 10 | 10 |
| Street rear (2nd/3rd floor) | 30 | 30 | 30 | 20 | 20 | 20 | 20 | 20 |
| Front Rear Alleys | | | | | | | | |
| 1st floor | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| 2nd/3rd floor | 20 | 20 | 20 | 20 | 20 | 20 | 20 | 20 |
| Garage entry | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| Garage other | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 |
| Minimum Setback from Interior Property Lines | | | | | | | | |
| Front side property lines[7] | 10 | 10 | 5 | 5 | 5 | 5 | 5 | 5 |
| Rear side property lines (1st floor) | 25 | 25 | 10 | 10 | 10 | 10 | 10 | 10 |
| Rear side property lines (2nd/3rd floor) | 25 | 25 | 20 | 20 | 20 | 20 | 20 | 20 |
| Rear side property lines (patio covers) | 25 | 25 | 10 | 10 | 10 | 10 | 10 | 10 |
| Landscaping Area Required | The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system | | | | | | | |

## Table 4-9
## Traditional Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2* | *RE-2* | *RE-4* | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| Building Standards | | | | | | | | |
| Maximum Units/Building | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Maximum Height (ft). | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |

Source: City of Ontario Development Code, 2021.

1. A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.
2. Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.
3. A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.
4. An existing lot of record that is substandard as to minimum "lot" area and/or dimension(s) shall be granted all development rights of the zoning district in which it is located.
5. On a lot having a street adjacent rear property line (arterial, collector, and local streets only), for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.
6. Refer to Collector and Local Streets standards for street side and rear setbacks.
7. When vehicle parking is provided at the rear of a lot (whether within a garage or carport, or uncovered) that does not have alley access, a minimum 10-foot interior side building setback, which is clear of meters and mechanical equipment, shall be provided to ensure clear vehicular access to the rear of the lot.

## Table 4-10
## Small-Lot Traditional Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Density**[2,3,4] | | | | | | | | |
| Density Ranges | N/A | N/A | N/A | 2.1-5.0 | 5.1-11 | 11.1-18 | 18.1-25 | 25.1-45 |
| Minimum Project Area | N/A | N/A | N/A | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre |
| **Lot Standards** | | | | | | | | |
| Maximum Lot Coverage | N/A | N/A | N/A | 55% | 60% | 70% | 70% | 70% |
| Minimum Lot Size (sf)[5] | | | | | | | | |
| Interior Lot | N/A | N/A | N/A | 4,000 | 4,000 | 2,800 | 2,800 | 2,800 |
| Corner Lot | | | | 4,500 | 4,500 | 3,200 | 3,200 | 3,200 |
| Min. Lot Dimensions[5] | | | | | | | | |
| Width (Interior) | N/A | N/A | N/A | 40 | 40 | 35 | 35 | 35 |
| Width (Corner Lots) | | | | 45 | 45 | 40 | 40 | 40 |
| Depth | | | | 75 | 75 | 70 | 70 | 70 |
| **Open Space** | | | | | | | | |
| Min Setback from Street and Alley Property Lines[6] | | | | | | | | |
| Freeways | | | | 20 | 20 | 20 | 20 | 20 |
| Arterial Streets (front)[7] | | | | 30 | 30 | 30 | 30 | 30 |
| Collector & Local | | | | | | | | |
| Street Front (living area) | | | | 14 | 14 | 14 | 14 | 14 |
| Street Front (garage entry) | | | | 18 | 18 | 18 | 18 | 18 |
| Street Front (garage other) | | | | | | | | |
| Street Side[8] | | | | 10 | 10 | 10 | 10 | 10 |
| Street rear (1st floor)[8] | | | | | | | | |
| Street rear (2nd/3rd floor)[8] | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Street rear (garage entry)[8] | | | | 10 | 10 | 10 | 10 | 10 |
| Street rear (garage other – 1st floor only)[8] | | | | 15 | 15 | 15 | 15 | 15 |
| Street rear (patio cover)[8] | | | | 18 | 18 | 18 | 18 | 18 |
| Front Rear Alleys[9] | | | | | | | | |
| 1st floor | | | | 5 | 5 | 5 | 5 | 5 |
| 2nd/3rd floor | | | | 5 | 5 | 5 | 5 | 5 |
| | | | | 5 | 5 | 5 | 5 | 5 |
| | | | | 10 | 10 | 10 | 10 | 10 |
| Minimum Setback from Interior Property Lines | | | | | | | | |
| From side property lines | N/A | N/A | N/A | 5/4 | 5/4 | 5/4 | 5/4 | 5/4 |
| From rear property lines[10] | | | | | | | | |

## Table 4-10
## Small-Lot Traditional Single-Family Residential Development Standards

| Development Standards | Residential Zones | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| Living area | | | | 10 | 10 | 10 | 10 | 10 |
| Garage – 1st floor only | | | | 5 | 5 | 5 | 5 | 5 |
| Patio covers to side or rear | | | | 5 | 5 | 5 | 5 | 5 |
| Landscaping Area Required | The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system | | | | | | | |
| **Building Standards** | | | | | | | | |
| Maximum Height (ft). | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |

Source: City of Ontario Development Code, 2021.

1 Small Lot Traditional Single-Family Residential Development is not a permitted use type in the AR-2 and RE-2 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s) shall be permitted the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum allowed within the density range.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

7 Refer to Collector and Local Streets standards for street side and rear setbacks.

8 On a lot having a street adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

9 For side alley conditions, refer to the Interior Property Lines standards.

10 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

## Table 4-11
## Small-Lot Alley-loaded Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Density**[2,3,4] | | | | | | | | |
| Density Ranges | N/A | N/A | N/A | 2.1-5.0 | 5.1-11 | 11.1-18 | 18.1-25 | 25.1-45 |
| Minimum Project Area[2] | N/A | N/A | N/A | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre |
| Minimum Project Dimensions[2] | | | | | | | | |
| Width | N/A | N/A | N/A | 200 | 200 | 200 | 200 | 200 |
| Depth | | | | 200 | 200 | 200 | 200 | 200 |
| **Lot Standards** | | | | | | | | |
| Maximum Lot Coverage | N/A | N/A | N/A | 55% | 60% | 70% | 70% | 70% |
| Min. Lot Size | | | | | | | | |
| Width (Interior) | N/A | N/A | N/A | 40 | 40 | 35 | 35 | 35 |
| Width (Corner Lots) | | | | 45 | 45 | 40 | 40 | 40 |
| Depth | | | | 75 | 75 | 70 | 70 | 70 |
| **Open Space** | | | | | | | | |
| Min Setback from Street Property Lines[5] | | | | | | | | |
| Freeways | | | | 20 | 20 | 20 | 20 | 20 |
| Arterial Streets[6] | | | | 30 | 30 | 30 | 30 | 30 |
| Collector & Local[6] | N/A | N/A | N/A | | | | | |
| Front | | | | 10 | 10 | 10 | 10 | 10 |
| Street side | | | | 10 | 10 | 10 | 10 | 10 |
| Street rear | | | | 15 | 15 | 15 | 15 | 15 |
| Minimum Setback from Project Boundary Property Lines[7] | | | | | | | | |
| Project Boundaries | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Side | | | | 5/4 | 5/4 | 5/4 | 5/4 | 5/4 |
| Rear | | | | 10 | 10 | 10 | 10 | 10 |
| Patio Cover | | | | 5 | 5 | 5 | 5 | 5 |
| Minimum Setback from Private Drive[5] | | | | | | | | |
| Living area | | | | 10 | 10 | 10 | 10 | 10 |
| Porch (single-story) | N/A | N/A | N/A | 6 | 6 | 6 | 6 | 6 |
| Garage entry | | | | 18 | 18 | 18 | 18 | 18 |
| Garage other (side/rear) | | | | 10 | 10 | 10 | 10 | 10 |
| Minimum Setback from Private Lanes/Alleyways | | | | | | | | |
| Living area | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Garage | | | | 5 | 5 | 5 | 5 | 5 |
| Minimum Setback from Parking Spaces | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Landscaping Area Required | The front yard and any street side yard of a conventional or small lot single-family project site, and all parkway areas that abut the site, shall be fully landscaped and provided with an underground automatic irrigation system | | | | | | | |

## Table 4-11
## Small-Lot Alley-loaded Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Building Standards** | | | | | | | | |
| Minimum Separations Between Buildings | | | | | | | | |
| Dwelling Front to Front | | | | 25 | 25 | 25 | 25 | 25 |
| Dwelling Front to Side | | | | 20 | 20 | 20 | 20 | 20 |
| Dwelling Side to Side[7] | | | | 10/8 | 10/8 | 10/8 | 10/8 | 10/8 |
| Dwelling Rear to Rear | N/A | N/A | N/A | 20 | 20 | 20 | 20 | 20 |
| Garage to Garage[7] | | | | | | | | |
| Entry to entry | | | | 30 | 30 | 30 | 30 | 30 |
| Entry to side | | | | 30 | 30 | 30 | 30 | 30 |
| Side to side | | | | 10/8 | 10/8 | 10/8 | 10/8 | 10/8 |
| Side to rear | | | | 10/8 | 10/8 | 10/8 | 10/8 | 10/8 |
| Maximum Height (ft). | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |

Source: City of Ontario Development Code, 2021.

1 Small-Lot Alley-Loaded Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

6 On lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be reduced to 4 feet if the setback area is combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, thereby allowing a minimum 8–foot-wide side-to-side building separation.

## Table 4-12
## Cluster Single-Family Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Density**[2,3,4] | | | | | | | | |
| Density Ranges | N/A | N/A | N/A | 2.1-5.0 | 5.1-11 | 11.1-18 | 18.1-25 | 25.1-45 |
| Minimum Project Area[2] | N/A | N/A | N/A | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre |
| Minimum Project Dimensions[2] | | | | | | | | |
| Width | N/A | N/A | N/A | 200 | 200 | 200 | 200 | 200 |
| Depth | | | | 200 | 200 | 200 | 200 | 200 |
| **Lot Standards** | | | | | | | | |
| Maximum Lot Coverage | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Lot Size | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Lot Dimensions | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| **Open Space** | | | | | | | | |
| Minimum Setback from Public Street Property Lines[5] | | | | | | | | |
| Freeways | N/A | N/A | N/A | 20 | 20 | 20 | 20 | 20 |
| Arterial Streets[6] | | | | 30 | 30 | 30 | 30 | 30 |
| Collector and Local Streets[6] | | | | | | | | |
| Front | | | | 20 | 20 | 20 | 20 | 20 |
| Street side | | | | 10 | 10 | 10 | 10 | 10 |
| Street rear | | | | 15 | 15 | 15 | 15 | 15 |
| Minimum Setback from Interior Property Lines[7] | | | | | | | | |
| Project Boundaries | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Sides | | | | 4 | 4 | 4 | 4 | 4 |
| Rear | | | | 4 | 4 | 4 | 4 | 4 |
| Patio Cover | | | | 4 | 4 | 4 | 4 | 4 |
| Minimum Setback from Private Drive[5] | | | | | | | | |
| Living area | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Porch (single-story) | | | | 5 | 5 | 5 | 5 | 5 |
| Garage entry | | | | <5 or >18 | <5 or >18 | <5 or >18 | <5 or >18 | <5 or >18 |
| Garage other | | | | 10 | 10 | 10 | 10 | 10 |
| Minimum Setback from Private Lanes/Alleyways | | | | | | | | |
| Living area | N/A | N/A | N/A | 5 | 5 | 5 | 5 | 5 |
| Porch (single story) | | | | 5 | 5 | 5 | 5 | 5 |
| Garage | | | | 5 | 5 | 5 | 5 | 5 |

## Table 4-12
## Cluster Single-Family Residential Development Standards

| Development Standards | Residential Zones | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5* | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| Minimum Setback from Parking Spaces | | | | | | | | |
| Living area | N/A | N/A | N/A | 10 | 10 | 10 | 10 | 10 |
| Porch (single story) | | | | 8 | 8 | 8 | 8 | 8 |
| Garage | | | | 5 | 5 | 5 | 5 | 5 |
| Landscaping Area Required | The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system, | | | | | | | |
| **Building Standards** | | | | | | | | |
| Minimum Separations Between Buildings | | | | | | | | |
| Dwelling Front to Front | | | | 30 | 30 | 30 | 30 | 30 |
| Dwelling Front to Side[7] | | | | 14 | 14 | 14 | 14 | 14 |
| Dwelling Side to Side[7] | | | | 8 | 8 | 8 | 8 | 8 |
| Dwelling Rear to Rear | N/A | N/A | N/A | 8 | 8 | 8 | 8 | 8 |
| Garage to Garage[7] | | | | | | | | |
| Entry to entry | | | | 30 | 30 | 30 | 30 | 30 |
| Entry to side | | | | 30 | 30 | 30 | 30 | 30 |
| Side to side | | | | 8 | 8 | 8 | 8 | 8 |
| Side to rear | | | | 8 | 8 | 8 | 8 | 8 |
| Maximum Height (ft). | 35 | 35 | 35 | 35 | 35 | 35 | 35 | 35 |

Source: City of Ontario Development Code, 2021.

1 Cluster Single-Family Residential Development is not a permitted use type in the AR-2, RE-2, and RE-4 zoning districts.

2 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

3 Lots with a maximum-density calculation of less than one dwelling shall be allowed the construction of one dwelling unit.

4 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that if, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

5 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

6 On a lot having a street-adjacent side or rear property line, for the purpose of wall placement, each wall shall be setback a minimum of 5 feet behind the street property line to allow for landscaping beyond any required parkway landscaping.

7 The interior side property line setback may be combined with the side setback area of the adjacent property to create a single minimum 8-foot-wide outdoor use area clear of walls, which is defined in the project CC&Rs.

## Table 4-13
## Multifamily Residential Development Standards

| *Development Standards* | *Residential Zones* | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | *AR-2*[1] | *RE-2*[1] | *RE-4*[1] | *LDR-5*[1] | *MDR-11* | *MDR-18* | *MDR-25* | *HDR-45* |
| **Density**[2,3,4,5] | | | | | | | | |
| Density Ranges | N/A | N/A | N/A | N/A | 5.1-11 | 11.1-18 | 18.1-25 | 25.1-45 |
| Minimum Project Area[2] | N/A | N/A | N/A | N/A | 10,000 sf | 10,000 sf | 10,000 sf | 1 acre |
| Minimum Project Dimensions[2] | | | | | | | | |
| Width | N/A | N/A | N/A | N/A | 100 | 100 | 100 | 180 |
| Depth | | | | | 100 | 100 | 100 | 200 |
| **Lot Standards** | | | | | | | | |
| Maximum Project Coverage | N/A | N/A | N/A | N/A | 60% | 60% | 60% | 100% |
| Minimum Lot Size | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Lot Dimensions | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| **Open Space** | | | | | | | | |
| Minimum Setback from Public Street Property Lines[6,7] | | | | | | | | |
| Freeways | N/A | N/A | N/A | N/A | 20 | 20 | 10 | 10 |
| Arterial Streets | | | | | 30 | 30 | 10 | 10 |
| Collector and Local Streets | | | | | 20 | 20 | 10 | 10 |
| Minimum Setback from Interior Project Boundary Property Lines[8] | N/A | N/A | N/A | N/A | 5 | 5 | 5 | 5 |
| Minimum Setback from Public Alley Property Line | N/A | N/A | N/A | N/A | 5 | 5 | 5 | 5 |
| Minimum Setback from Private Drives/Alleyways (from edge of drive aisle) | | | | | | | | |
| Living area | N/A | N/A | N/A | N/A | 15 | 15 | 15 | 15 |
| Garage and other non-habitable structures | | | | | 5 | 5 | 5 | 5 |
| Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence | N/A | N/A | N/A | N/A | 5 | 5 | 5 | 5 |
| Landscaping Area Required | The entirety of a cluster single-family or multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system | | | | | | | |

| Building Standards | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Minimum Separations Between Buildings | | | | | | | | |
| Dwelling Front to Front | | | | | | | | |
| Less than 2 stories | | | | | 25 | 25 | 25 | 25 |
| Greater than 3 stories | | | | | 30 | 30 | 30 | 30 |
| Dwelling Front to Side[7] | | | | | | | | |
| Less than 2 stories | | | | | 25 | 25 | 25 | 25 |
| Greater than 3 stories | | | | | 30 | 30 | 30 | 30 |
| Dwelling Side to Side[7] | | | | | | | | |
| Less than 2 stories | | | | | 25 | 25 | 25 | 25 |
| Greater than 3 stories | N/A | N/A | N/A | N/A | 30 | 30 | 30 | 30 |
| Dwelling Rear to Rear | | | | | | | | |
| Less than 2 stories | | | | | 10 | 10 | 10 | 10 |
| Greater than 3 stories | | | | | 15 | 15 | 15 | 15 |
| Dwelling Side to Rear | | | | | 15 | 15 | 15 | 15 |
| Dwelling Rear to Rear | | | | | 20 | 20 | 20 | 20 |
| Garage to Garage[7] | | | | | | | | |
| Entry to entry | | | | | 30 | 30 | 30 | 30 |
| Entry to side | | | | | 30 | 30 | 30 | 30 |
| Side to side | | | | | 10 | 10 | 10 | 10 |
| Side to rear | | | | | 10 | 10 | 10 | 10 |
| Maximum Height (ft). | N/A | N/A | N/A | N/A | 35 | 45 | 60 | 75 |

Source: City of Ontario Development Code, 2021.

1 Multifamily Residential is not a permitted use type in the AR-2, RE-2, RE-4, and LDR-5 zoning districts.

2 An existing lot of record that is substandard as to minimum "project" area and/or dimension(s), shall be permitted all of the development rights of the zone in which it is located, except that the maximum density shall be limited to the minimum number of dwelling units allowed within the specified density range for the applicable zoning district.

3 A density bonus and other incentives pursuant to Government Code Sections 65915 through 65918 may be granted by the Approving Authority.

4 Lots with a maximum density calculation of less than 1.00 may be developed with one dwelling unit.

5 A residentially zoned lot shall be developed at no less than the minimum number of dwelling units allowed within the specified density range for the applicable zoning district, except that If, as a result of the configuration/design of a lot, the minimum residential density cannot be achieved, the lot may be developed with a maximum of one dwelling unit.

6 A health risk assessment shall be required for multiple-family development projects located within close proximity to a freeway, as determined by the Zoning Administrator.

7 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., "parkway").

8 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

## Mixed-Use Development

The City of Ontario actively encourages and facilitates the planning and production of mixed-use housing, vertically and horizontally integrated. Mixed-Use developments contain buildings or structures with a variety of complementary uses, such as residential, office, manufacturing, retail, public, or entertainment, in an integrated development project that has significant functional interrelationships and a coherent physical design. As part of The Ontario Plan, prepared in 2010, the City revised its Policy Plan land use designations, most notably expanding the Mixed-Use category to include area-specific designations to create focal points for community activity and identity and facilitate the use of transit. Three of the Policy Plan Mixed-Use designations have corresponding mixed-use zoning districts, shown in Table 4-14. Currently, mixed-use projects can be found along the Interstate (I-) 10 corridor, in the historic Downtown area, and in the newly developing Ontario Ranch area.

The development standards for the Downtown Mixed-Use Area (MU-1) and East Holt Mixed-Use Area (MU-2) rely on a PUD created by the developer at the time of project submittal. The City has the opportunity to develop an area plan or form-based code for the Downtown Mixed-Use Area that would establish development standards or guidelines. The Euclid/Francis Mixed-Use Area (MU-11) uses the same development standards as the MDR-25 zoning district. The Ontario Airport Metro Center area and Ontario Ranch are required to have specific plans. The maximum density indicated in Table 4-14 is derived from the Policy Plan and in some cases has a higher density than is permitted by current zoning. In these areas, specific plans are required, so development standards would be altered to conform to the permitted density in the Policy Plan through the specific plan process (Program 20). Where there are discrepancies, the City has included a program to amend the Development Code to increase the density to match the corresponding Policy Plan land use designation.

## Table 4-14
## Mixed-Use Development Standards

| *Development Standards* | *Mixed-Use Zones* | | |
|---|---|---|---|
| | *MU-1*[1] *Downtown Mixed-Use Area* | *MU-2 East Holt Mixed-Use Area* | *MU-11 Euclid / Francis Mixed-Use Area* |
| Density Ranges | 25.1 – 40 du/ac | 14.1 – 40.0 du/ac | 14.1 – 25.0[2] |
| Assumed Maximum Build Out for Mixed-Use Area – Residential Density[3] | | | |
| Dwelling units/acre | 60% of the area at 35 du/ac | 25% of the area at 30 du/ac | 50% of the area at 30 du/ac |
| Maximum Units | 2,365 | 428 | 156 |
| Floor Area Ratio (Non-residential) | | | |
| Commercial-retail | 2.0 | 1.0 | 1.0[4] |
| Commercial-office | 2.0 | 2.0 | |
| Development Standards[2] | | | |
| Minimum Setback from Public Street Property Lines[5,6] | | | |
| Freeways | | | 10 |
| Arterial Streets | | | 10 |
| Collector and Local Streets | | | 10 |
| Minimum Setback from Interior Project Boundary Property Lines[7] | Governed by planned development regulations or future City area plan or form-based code | Governed by planned development regulations | 5 |
| Minimum Setback from Public Alley Property Line | | | 5 |
| Minimum Setback from Private Drives/Alleyways (from edge of drive aisle) | | | |
| Living area | | | 15 |
| Garage and other non-habitable structures | | | 5 |
| Minimum Setback from Parking Spaces or Drive Aisle to Wall or Fence | | | 5 |

## Table 4-14
## Mixed-Use Development Standards

| *Development Standards* | *Mixed-Use Zones* | | |
|---|---|---|---|
| | *MU-1[1]*<br>*Downtown Mixed-Use Area* | *MU-2*<br>*East Holt Mixed-Use Area* | *MU-11*<br>*Euclid / Francis Mixed-Use Area* |
| Landscaping | | | The entirety of a multiple-family project site, including street parkway and median areas that abut the project site, which is not otherwise devoted to building area and paving, shall be fully landscaped and provided with an underground automatic irrigation system |
| Maximum Height (feet) | Governed by planned development regulations or future City area plan or form-based code | Governed by planned development regulations | 45 feet |

Source: City of Ontario Development Code, June 2021.

1 MU-1 includes sub-zoning districts LUA-1, LUA – 2N, LUA-2S, LUA-3, LUA-4; however, residential mixed-use development is not permitted in the LUA-2S and LUA-4 zones.

2 Within the MU-11 zoning district, residential development shall be allowed pursuant to the standards of the HDR-25 zoning district.

3 Within each Mixed-Use Zoning District, the number of dwelling units allotted shall not exceed the number of units prescribed by the Exhibit LU– 03 (Future Buildout) of the Policy Plan

4 Nonresidential development shall be allowed pursuant to the requirements of the CN zoning district.

5 A health risk assessment shall be required for multiple-family development projects within close proximity to a freeway, as determined by the Zoning Administrator.

6 The minimum setback from private streets shall be measured from a line running parallel to the street, which is located 12 feet behind face-of-curb (a.k.a., “parkway”).

7 A dwelling having the primary entry facing onto an interior property line shall maintain a minimum 10-foot setback from the corresponding interior property line.

Residential density is often equated with the affordability of housing. For zoning districts primarily permitting single-family residential, the City allows a maximum density of two units per acre in the AR-2 and RE-2 zones, four units per acre in the RE-4 zone, and five units per acre in the LDR-5 zone. For zones intended for multifamily residential, the City permits a maximum density of 11 units in the MDR-11 zone, 18 in the MDR-18 zone, 25 in the MDR-25 zone, and 45 in the MDR-45 zone. The MDR-45 zoning district allows the highest density of zones permitting residential uses, including the mixed-use zoning districts. Recognizing the importance of a variety of densities to facilitate and encourage a range in types and prices of housing, the City offers three key ways to receive additional density increases.

- *Planned Unit Development (PUD).* In an effort to secure a fuller realization of the Policy Plan component of The Ontario Plan, particularly the Exhibit LU-3, Future Buildout, than would result from strict application of the zoning district regulations, developers can submit PUDs to achieve higher density. Mixed-Use developments in the MU-1 and MU-2 zoning districts require a PUD, leading to establishing development standards on a project-by-project basis, including density standards. The City is currently updating objective design standards to reduce the necessity of PUDs. PUDs require approval by the City Council pursuant to California Government Code Section 65850 based on the following findings of approval:

  - The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan.

  - The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.

  - In the case of an application affecting specific property(ies), the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.

  - In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

- The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.

- *Senior Citizen Housing Development.* The City allows a base density of 25 units per acre for the CC and MU-1 zones, and are subject to the maximum density for the respective residential zoning districts that senior citizen housing developments are permitted in (i.e., MDR-11, MDR-18, MDR-25, and MDR-45). Qualifying senior citizen housing development projects are eligible for a density bonus pursuant to California Government Code Sections 65915 through 65918, permitting a 20-percent density bonus for qualified projects.

- *State Density Bonus.* In compliance with California Government Code Section 65915, the City allows qualified residential projects to receive a density bonus plus appropriate development incentives when the residential project sets aside the required number of units for affordable housing. Density bonuses are also allowed for senior housing (described in greater detail above). The City processes applications for density bonuses following the City's procedure for Development Agreements, requiring City Council approval unless one or more of the following findings is established:

  - The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set as specified in California Government Code Section 659159(c).

  - The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

  - The concession or incentive would be contrary to state or federal law.

Assembly Bills (ABs) 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. To ensure the City's development requirements are consistent with recent state law, the City will review Sections 6.01.010(H) and 5.03.360 of the Development Code for

compliance with ABs 2753, 2372, 1227, 1763, and 2345 and to provide requirements within the Development Code sections (Program 20).

### *Parking Standards*

In an urban environment, parking standards are critical to prevent traffic congestion caused by a shortage of parking spaces and the loading and unloading of trucks on public streets to result in maximum efficiency, protect the public safety, provide for the special needs of the physically handicapped, and where appropriate, insulate surrounding land uses from their impact.

City parking standards are also designed to ensure that sufficient on-site spaces are available to accommodate vehicle ownership rates of residents (which is typically more than 2 cars per homeowner and an average of 1.9 vehicles for renters), the needs of the business community, and the rate of overcrowding. Table 4-15 summarizes the common parking standards for residential uses, and the following text describes potential reductions of standards.

Table 4-15
Parking Standards for Housing

| *Housing Types* | *Requirement* |
|---|---|
| Traditional Single-Family (one per lot) | 2 spaces within enclosed garage |
| Small Lot and Common Interest Developments | 2 resident spaces per dwelling within a garage, plus, 0.2 guest/visitor spaces per dwelling. Guest parking spaces may be provided on-street, immediately adjacent to the development boundary, if available. A minimum of 2 guest spaces shall be provided regardless of the number of dwellings proposed. |
| Multiple-Family[1] | *Resident Parking Spaces*:<br>Studio: 1.5 spaces per dwelling, including one space in a garage or carport;<br>One-Bedroom: 1.75 spaces per dwelling, including one space in a garage or carport;<br>Two-Bedrooms: 2.0 spaces per dwelling, including one space in a garage or carport; and<br>Three or more Bedrooms: 2.5 spaces per dwelling, including one space in a garage or carport<br>*Guest Parking Spaces*:<br>Portion of dwellings < 50: 0.25 spaces per dwelling;<br>Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |
| Mobile Home Park[1] | *Resident Parking Spaces*:<br>2 spaces per unit, tandem allowed<br>*Guest Parking Spaces*:<br>Portion of dwellings < 50: 0.25 spaces per dwelling;<br>Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |
| ADUs[1,2] | Generally, 1 space per unit |
| Residential Care 7+ clients | 0.5 spaces per bed; plus, one space per employee or staff |

## Table 4-15
## Parking Standards for Housing

| *Housing Types* | *Requirement* |
|---|---|
| SRO | *Resident Parking Spaces*:<br>One resident space per room; plus, 2 spaces for the resident manager<br>*Guest Parking Spaces*:<br>Portion of dwellings < 50: 0.25 spaces per dwelling;<br>Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |
| Boarding, Lodging, or Rooming House | One space per sleeping room; however, provide no fewer than one space per 2 beds |
| Senior Citizen Housing Development[3]<br>Income Qualified<br>Market Rate Development | *Resident Parking Spaces*:<br>0.7 resident space per dwelling<br>*Guest Parking Spaces*:<br>Portion of dwellings < 50: 0.25 spaces per dwelling;<br>Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings.<br>*Resident Parking Spaces*:<br>One resident space per dwelling<br>*Guest Parking Spaces*:<br>Portion of dwellings < 50: 0.25 spaces per dwelling;<br>Portion of 50 to 100 dwellings: 0.20 spaces per dwelling;<br>Portion of dwellings > 100: 0.17 spaces per dwelling; and<br>A minimum of 3 guest spaces shall be provided for developments consisting of more than 8 dwellings. |
| Transitional Shelter/Housing | Determined by the Zoning Administrator or Approval Authority |
| Nursing Care Facilities | Determined by the Zoning Administrator or Approval Authority |

Source: City of Ontario Development Code, June 2021

1 Tandem parking may be used to satisfy the minimum resident parking requirement for mobile home parks and ADUs and satisfy unenclosed on-site parking for multifamily projects.

2 ADUs are not required to provide parking in the following situations:

- The ADU is within one-half mile walking distance of public transit
- The ADU is within an architecturally and historically significant historic district.
- The ADU is part of the proposed or existing primary residence, or an accessory structure.
- When on-street parking permits are required but not offered to the occupant of the ADU.
- When there is an established car-share vehicle stop located within one block of the ADU.

3 The number of parking spaces required to be provided for senior citizen housing developments may be as low as 0.25 spaces per rental dwelling unit and as high as 1.0 space per for-sale dwelling unit. The actual ratio shall be determined at the time of project approval for the use and shall be based on a parking demand study to be prepared by a qualified traffic consultant or engineer. Of the parking spaces provided, 10 percent shall be designated as parking for the physically impaired.

The Approval Authority may reduce the number of required parking spaces if an applicant is able to provide evidence to substantiate: (1) shared parking (if multiple users use the same joint-parking facilities when operations for the respective uses are not normally conducted during the same hours or when peak use differs); or (2) low demand (when demonstrated via a parking analysis that the use will not use the required number of spaces because of the nature of the specific use or manner in which the use is conducted). The Approval Authority may require a parking analysis to prove either circumstance.

In the Downtown Civic Center, a focus area for revitalization of the City's historic downtown, permits 1.2 spaces/bedroom for residential condominiums, inclusive of guest parking. Developers are encouraged to use a mix of standard and tandem spaces to achieve the required number of parking spaces; however, compact and tandem spaces can each only comprise 20 percent of the total spaces and require the Planning Director to approve a parking study. The City has adopted a flexible parking approach to facilitate revitalization of the city's historic Downtown through a mix of housing types and prices. The Downtown Parking Model continues to provide flexible parking requirements for multiple-family, mixed-use development, adaptive reuse, and live-work within the Downtown. The model considers parking supply, shared parking, and peak or non-peak demand from any combination of 30 land uses. Downtown parking standards are now performance-based rather than based on a prescriptive standard.

## Open Space

The City of Ontario values the incorporation of an appropriate amount and quality of open space in residential projects, particularly higher-density housing. Ensuring an adequate amount of open space enhances higher-density residential projects by providing appropriate levels of privacy, provides green infrastructure that reduces runoff, softens concrete hardscape and beautifies residential projects, improves the value of the property, and creates a more desirable living environment for residents. The City's open space standards are shown in Table 4-16.

## Table 4-16
## Open Space Standards for Housing

| *Housing* | *Lot Coverage* | *Open Space* | |
|---|---|---|---|
| | | *Private* | *Common* |
| Single-Family - Small Lot Traditional, Small Lot Alley Loaded, and Cluster Development Projects[1] | 20% for all zoning districts permitting use types | Contiguous private open space area for each ground-level dwelling unit that is 225 square feet | Remaining area after Private Open Space per unit shall be used toward Common Open Space |
| Multifamily and Mixed-Use Development Projects[1] (sf/unit) | | | |
| Zoning Districts: | | | |
| MDR-11 & MDR-18 | 500 | 200 | 300 |
| MDR-25 | 400 | 150 | 250 |
| HDR-45 | 310 | 60 | 250 |
| Mobile Home Park | Same as the underlying zone | None specified | 300 square feet per pad |
| Senior Citizen Housing Development | Based on the development standards applicable to residential uses in the underlying zone | | |

Source: City of Ontario Development Code, June 2021

1 Open space requirements only apply to residential development projects consisting of more than three dwelling units.

The Subdivision Chapter of the Development Code provides additional detail on the appropriate types of private and common open space for multiple-family projects. For instance, common open space does not include driveways, sidewalks, parking areas, or service areas, but may include playgrounds, lawn areas, swimming pools, tennis and sport courts, and other outdoor recreational facilities. Private open space typically is accessible only to occupants of a particular unit and often consists of a fenced yard, fenced patio, or balcony. In addition to project-specific requirements, residential developers must also contribute to the City's goal of providing 3 acres of parks per 1,000 residents through payment of a park impact fee. The ratio is higher in Ontario Ranch, where developers are required to provide 2 acres of park space per 1,000 residents.

The City's zoning allows a variance or administrative exception process, where needed, to provide relief from typical residential development standards that preclude the full enjoyment and use of residential property. However, to obtain density bonus allowances, open space requirements must be met. The variance and administrative exception process is more fully described below.

## Variance Process

The City has established a variance and administrative exception process to facilitate the resolution of practical difficulties or unnecessary physical hardships that may arise due to the size, shape, or dimensions of a site or the location of existing structures thereon, or from geographic, topographic, or other physical conditions on the site or in the immediate vicinity.

The two primary means of obtaining additional flexibility in residential development standards are:

- *Administrative Exception.* The City may grant an administrative exception of up to 10 percent from any numerical development standard set forth in the Development Code, except for standards for floor-area ratios and residential density. The Zoning Administrator is empowered to approve the exception.

- *Variance.* Variances may be granted for the following development requirements: landscaping, screening, site area, site dimensions, yards and projections into yards, heights of structures, distances between buildings, open space, off-street parking, and loading. The Planning Commission can grant the request after a public hearing.

The Planning Commission or Zoning Administrator, as applicable, may grant a variance or administrative exception provided that the following findings can be made:

1. Special property circumstances and literal interpretation and enforcement of the code would result in practical difficulties or unnecessary physical hardship inconsistent with the objectives of the City's Development Code or Policy Plan.

2. Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

3. Approval of the administrative exception / variance will not constitute a grant of special privilege inconsistent with the limitations of other properties classified in the same zoning district.

4. Exceptional / extraordinary circumstances or conditions applicable to the site involved or to the intended use of the property do not apply generally to other properties in the same zone.

5. Granting of the administrative exception / variance will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

## Building Codes and Subdivision Improvements

The City implements and enforces building codes, property maintenance standards, subdivision improvement requirements, and other municipal codes to ensure quality housing and neighborhoods for residents. Although building codes and subdivision improvement requirements do raise construction costs, the public interest is best served when buildings adhere to proper construction and engineering practices and neighborhoods have appropriate infrastructure suitable to their design.

### Building Codes

Every three years, the State of California adopts new codes that contain the latest advances in construction practices and engineering concepts. The California Building Standards Commission adopts the California Building Codes based on "model" codes produced by professional organizations. Local agencies must adopt these codes, but may make amendments to address geological, climatic, or topographical conditions provided the modifications are no less restrictive than the state standards.

The new state codes incorporate, by reference, the Model Codes published by the International Code Council (ICC), which recently consolidated multiple regional codes into a single set of codes applicable throughout the United States. The City has adopted the most recent building codes to reflect the latest advances in construction technology and building practices. The following codes are currently being implemented:

- 2019 California Building Code / 2018 International Building Code
- 2019 California Residential Code / 2018 International Residential Code
- 2019 California Electrical Code / 2017 National Electrical Code
- 2019 California Mechanical Code / 2018 Uniform Mechanical Code
- 2019 California Plumbing Code / 2018 Uniform Plumbing Code
- 2019 California Energy Code
- 2019 California Historical Building Code
- 2019 California Green Buildings Standards Code
- 2019 California Fire Code / 2018 International Fire Code

According to the local building official, the City has made some minor modifications to the building codes. Local amendments are minimal and related to administrative procedures. Such amendments do not materially increase the cost of residential construction and are similar to the amendments adopted in jurisdictions throughout the county. The City has not imposed any building codes other than those mentioned previously.

Therefore, the new building codes do not present a potential or actual constraint to the development, maintenance, and improvement of housing.

## Subdivision Requirements

The City Subdivision Code requires that all new residential developments incorporate a standard set of subdivision requirements and infrastructure improvements to the property in compliance with City specifications and applicable Policy Plan or Specific Plan provisions. This requirement ensures that the subdivision is served by an adequate level of services that contribute to the long-term sustainability of the development.

The type and dimensions of subdivision improvements depend on a number of factors, including topography, density and intensity of development, project size, and other factors. The following list indicates typical infrastructure improvements that are required in subdivisions:

- Dedication of the ultimate street right-of-way if not currently existing at its ultimate width. Most local streets are a 60-foot right-of-way. Arterial streets start at 88-foot rights-of-way.
- Installation of paving, curb, gutter, and sidewalk along the street frontage at the ultimate right-of-way location.
- Installation of streetlights, street trees, fire hydrants, and other needed improvements across the property frontage.
- Undergrounding of all overhead telephone, cable, and electrical lines (less than 34 kilovolts), in accordance with City ordinances.
- Extension and/or installation of existing underground dry utilities needed to serve the development project (such as gas, telephone, cable, and electrical).
- Extension/installation/relocation of wet utilities (sewer, water, storm drain) needed to serve the site, if any. If no storm drain system exists to serve the site, on-site retention would be required.

- Payment of Development Impact Fees (DIF). These fees are used to fund expansions to public facilities and improvements, such as water, sewer, parks, fire and police, transportation systems, and other improvements. Developers may be eligible for DIF credit if they are installing master-planned facilities to serve their sites.

## Permit Approval Process

The City uses a standard development review process to ensure that residential projects are of high-quality construction and design. The time frame for processing proposals depends on the complexity of the project, the need for legislative action, and environmental review.

Table 4-17 and the following text describe the steps to process proposals for residential development.

- *Initial Project Submittal.* The first step in the development review process is the initial submittal of the development application to either the Building Department (for a single-family home) or the Planning Department (for more than two dwellings on a lot or more than four dwellings in total). The initial submittal may be preceded by an initial consultation with the Planning or Building Department as requested by the applicant to determine appropriate submittal requirements.

- *Development Plan Review*. The Building or Planning Department then routes the application to affected departments for their review and comment. The purpose of the review is to ensure that new development or expansion of existing uses or structures occurs in a manner consistent with the Policy Plan and the objectives and standards of the Development Code, and that reasonable conditions are placed on the project to maintain public health, safety, and welfare.

- *Design Review*. While the project is reviewed by the affected City departments, the Planning Department conducts design review. Design review is intended to ensure that the proposed architectural treatment of new buildings and structures, including landscaping, open space, and signs, is consistent with the objective and illustrative design guidelines contained in the Development Code and expectations of the City. If the property is designated in a historic area of the community, additional reviews may be required consistent with state and local law.

- *Environmental Review*. City staff initiates the environmental review process to the extent required by the project. Most standard infill development projects require an initial study and negative declaration or mitigated negative declaration under the California Environmental Quality Act (CEQA). In some cases, an environmental impact report is required for sensitive projects or for specific plans. In these cases, the developer pays a standard fee for the required type of environmental review. The completion of the environmental review is timed to coincide with the forwarding of the application to the Planning Commission.

- *Development Advisory Board (DAB).* The DAB meets to review the project and its conformance with the previous conditions, the Development Code, Municipal Code, and other requirements of the City. The DAB may review the site in relation to location of buildings on adjoining sites, any physical constraint identified on the site, the characteristics of the area in which the site is located, the degree to which the proposed development will complement or improve the quality of development in the vicinity of the proposed project, and the extent to which adverse impacts to surrounding properties will be minimized.

  The DAB has the authority to hear and decide on development plan review applications, substantial modifications to previously approved development plan review applications, environmental assessments associated with any of the above applications, and tentative maps. The DAB may also make recommendations as to the need for variances, conditional use permits, specific plans, etc. Once the review is completed, the DAB makes recommendations to the Planning Commission for appropriate action. To ensure a timely review, the members of the DAB are the same individuals who conducted the initial review of the application.

- *Planning Commission Action.* Planning Commission action is required for single-family tracts, multiple-family projects, specific plans, etc. In most cases, the Planning Commission does not act as a Design Review Board, unless a significant project is proposed or the applicant is appealing recommendations of the Development Advisory Board. The Planning Commission typically approves recommendations of the DAB but may require modifications.

## Table 4-17
## Permit Processing Procedures

| Processing Steps | Residential Products | | Time Frame |
|---|---|---|---|
| | Four or Fewer Housing Units | Five or More Housing Units* | |
| Submit Initial Application | Required | Required | --- |
| Design Review | N/A | Required | Concurrent with project processing |
| Environmental Clearance | N/A | Required | |
| City Review & Modifications | Required | Required | 30 to 60 days |
| Developer Makes Modifications | Required | Required | 30 to 60 days |
| Development Advisory Board | N/A | Required | 30 days |
| Planning Commission Action | N/A | Required | 30 days |
| Building Permits Issued | Required | Required | Over the counter |
| Total | 2 to 3 months | 5 to 6 months | |

Source: City of Ontario, 2012.
* Also applies to more than two units on a single lot

- *Approval Findings and Decision.* A Development Plan shall be acted upon by the Approving Authority based on the information provided in the submitted application, evidence presented in the Planning Department's written report, and testimony provided during the public hearing, only after considering and clearly establishing all of the following findings and giving supporting reasons for each finding. The application shall be denied if one or more of the following findings cannot be clearly established.

  - The proposed development at the proposed location is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan, and City Council Priorities components of The Ontario Plan;

  - The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located;

  - The proposed development will complement and / or improve on the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety, and general welfare have been required of the proposed project;

- The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or PUD.

The City is charged with the responsibility of ensuring that residential projects are decent, safe, and well-designed. While the permit approval process adds to the length of time required to process applications, it does not add any unduly constraints on the development of housing.

The City has not received residential development applications proposing to develop housing at a density lower than the minimum density permitted.

In an effort to streamline affordable housing projects, the City is including Program 22 to comply with the requirements of Senate Bill (SB) 35 by establishing a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

## Design Review

Design review is a critical component of Ontario's overall housing strategy. Poor quality design, in the long term, leads to the premature deterioration of housing, a decline in the quality of neighborhoods, and resident opposition or "NIMBYism" ("not in my backyard" mentality). However, to achieve the City's housing goals, providing a level of certainty to the development community is important. Developers need to know how to design their projects and neighborhoods to meet City expectations and avoid adverse public opinion and project denials.

Recognizing the need to balance the City's housing goals, neighborhood stabilization, and revitalization goals, the City adopted Residential Design Guidelines in 2006. The guidelines provide guidance, objective standards, and graphics to illustrate the preferred and discouraged methods of planning, neighborhood design, and construction.

Topics include:

- *Developments and Subdivisions.* Include mixed-use housing, walkable neighborhoods, street networks, and open spaces.
- *Open Space and Landscaping.* Include common open space, common recreation facilities, pathways, parks, and trails.
- *Lots and Buildings.* Include size and dimensions, model variety, building orientation, garage placement, and fences and walls.
- *Building Design*. Include building types, massing and roof form, garage design, accessory structures, and architectural details.

The Development Advisory Board conducts design review for residential projects exceeding four units. To ensure the process does not unduly lengthen the time period for project approval, design review is conducted concurrently with project review. The majority of multiple-family projects are approved within five to six months of project submittal, which includes the processing of environmental documentation. This process allows approvals to be secured without a public hearing.

For large projects requiring more design creativity, the City has adopted a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. This strategy was successfully employed for six blocks in the Downtown. The City also adopted a performance-based parking model that allows parking requirements to be based on the demand for parking rather than traditional, more rigid standards. This process has resulted in hundreds of new homes in Downtown Ontario.

## Regulations Affecting Housing Supply

The City does not regulate short-term rentals and does not have inclusionary housing regulations. No other ordinances or regulatory tools in the city affect the cost and supply of housing.

## Energy Conservation Opportunities

Rising energy costs, dependence on fossil fuels, and increasing evidence of the adverse impacts of global warming have provoked the need in California and nationwide to improve energy-management strategies. Buildings use 76 percent of all electricity generated in the United States for their operation and generate 40 percent of carbon dioxide, a major component of greenhouse gases (GHGs), which are primarily responsible for global climate change. How we design, build, and operate buildings thus has profound implications for energy use and resulting global warming.

Although the State of California has long supported energy conservation, recent state laws have been enacted to combat GHG emissions and increase energy independence. In 2006, the State Legislature adopted AB 32, the Global Warming Solutions Act of 2006, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below 1990 levels by 2050. SB 1368 bars California energy providers from entering into long-term contracts with high-polluting power generators in an effort to encourage the development of the state's renewable energy portfolio.

Promoting energy conservation has become a consistent theme in regulations, green building practices, and general business operations. For Ontario, opportunities abound to promote energy-efficient practices in the siting, design, construction, and renovation of housing stock. These practices not only respond to regulatory requirements but also can generate significant community, environmental, and economic benefits.

In 2018, the City received a Transformative Climate Communities grant for its Ontario Together project, which included a wide range of workforce development, displacement avoidance, and community engagement strategies as well as sustainability projects. These projects included a Rooftop Solar Project, which will install 700 kilowatts of solar power on affordable multifamily developments and single-family homes and will provide paid solar installation internships to grow the renewable energy workforce. The project also intends to plant 365 street trees, which can reduce energy costs to adjacent buildings. As of April 2021, 360 street trees had been planted and 24 solar photovoltaic systems had been installed.

## Neighborhood Design

Energy management is rarely a driving consideration for local, land use decision-making authorities. In fact, most land use frameworks—general plans, specific plans, zoning ordinances—do not provide sufficient language for these authorities to require developers to incorporate energy-efficient site planning. The Subdivision Map Act makes references to providing passive or natural heating or cooling opportunities, but no prescriptive guidance is provided. Accordingly, such site planning is often the result of individual developers who recognize the economic and marketing value of an energy-efficient community design.

Strategies to reduce energy demand begin with efficient site planning. Sizing and configuring lots to maximize a building's solar orientation (east–west alignment for southern exposure) facilitates optimal use of passive heating and cooling techniques. Infill development reduces potential energy costs of new infrastructure needed to service the site. Placing housing near jobs, services, and other amenities reduces energy consumption related to transportation. Other design strategies with beneficial energy implications include narrowing street widths to reduce the urban heat island effect, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

### *Building Design*

Title 24, Part 6, California Energy Efficiency Standards, requires all residential construction to meet minimum energy conservation standards through either a prescriptive or performance-based approach. The former

approach requires each individual component of a building to meet an identified minimum energy requirement. The performance-based approach, on the other hand, allows developers to choose a range of measures, which, in totality, meet specified energy-conservation targets. With either of these options, mandatory components must still be installed, such as minimum insulation; heating, ventilation, and air conditioning (HVAC); and efficient water heating equipment.

In addition to California's Title 24 standards, all residential projects are subject to meeting the state building codes, which also include energy conservation standards. The California Building Standards Commission adopted the California Building Codes in 2008 based on "model" codes produced and updated periodically by various professional organizations. The City of Ontario has adopted these standards, which apply to all new residential buildings constructed after January 1, 2010. The City of Ontario enforces Title 24 as the primary means for ensuring new housing incorporates the latest energy-efficient technologies.

### *Green Standards Design*

In 2010, California's Building Standards Commission adopted the California Green Building Code (CALGreen), making California the first state to adopt a uniform green building code. The City of Ontario has adopted the minimum standards of CALGreen to ensure energy efficiency, water conservation, material conservation and resource efficiency, and environmental quality are considered in all new buildings.

The building industry has developed different "green" building programs. The Building Industry Association sponsors a voluntary program called Green Builder. The program focuses on energy efficiency, water conservation, wood conservation, advanced ventilation, and waste diversion. Certified homes incorporate water-efficient landscaping and fixtures, use high-efficiency insulation and ventilation systems, contain environmentally sound building materials, initiate waste-reduction methods during construction, and exceed Title 24 Building Code energy standards by 15 percent.

Other green building programs have also been sponsored by other agencies. The United States Green Building Council (USGBC) sponsors another building certification program called Leadership in Energy and Environmental Design (LEED). The LEED program is a national rating system for green buildings that focuses on commercial and multiple-family residential projects. The USGBC reviews projects for conformance based on various efficiency, sustainability, materials quality, and design factors, and then issues certifications based on points achieved.

# 5. RESOURCES

## Housing Resources

This section describes the land resources within Ontario that are available to address the City's existing and future housing needs, including its share of the Regional Housing Needs Assessment (RHNA).

### Regional Housing Needs

The regional housing needs mandate requires every local government in California to plan for its “fair share” of the region's existing and future housing needs. The California Legislature has stated that housing availability is of vital statewide importance, as is the early attainment of decent housing and a suitable living environment for every Californian. State law, therefore, requires the California Department of Housing and Community Development (HCD) to develop housing needs projections for every region in California. As directed by state law, HCD estimates each region’s existing and future needs every eight years; each eight-year period is called a housing cycle. For Ontario and the rest of the Southern California Association of Governments (SCAG) region, the upcoming housing cycle (the 6th cycle) plans for projected housing needs between 2021 and 2029.

For the 6th cycle, the SCAG region has been allocated more than 1.3 million housing units to be planned for by 2029. This estimate is 300 percent higher than the approximately 400,000 units required in the previous housing planning period (the 5th cycle, which covered 2013-2021). The large regional allocation results from underproduction of housing, rapidly increasing housing prices and rents, and increasing levels of housing overpayment among residents. As a result, local governments across the region must plan to accommodate an unprecedented increase in housing goals.

SCAG is responsible for dividing the 1.3-million-unit target between each of the 191 jurisdictions in the region. Under state law, SCAG must consider specific planning factors in allocating the required housing units between jurisdictions, but it can develop a tailored model for the region. SCAG’s model for the 6th cycle considers the availability of land, adequacy of infrastructure and services, market demand for housing, fair housing, availability of employment and transit, local population growth estimates, and many other housing and planning considerations; the model, however, weights opportunities to promote fair housing, proximity to employment, and transit accessibility more heavily than other factors, so jurisdictions that were closer to jobs centers, had a lower concentration of poverty, and had more access to transit opportunities

were generally allocated more units than those with poor jobs access and no public transit.

In Ontario, the RHNA goal has nearly doubled since the last Housing Element planning period. For the 2013-2021 planning period, Ontario's RHNA was 10,861 units; the allocation increased 92 percent to 20,854 units for the 2021-2029 period. Within this goal, the City must plan for housing production at three different income levels: lower-income housing (includes extremely low, very low, and low income), moderate income, and above moderate income. Table 5-1 summarizes the City's 2021–2029 RHNA. Ontario is required to set aside sufficient land, adopt programs, and provide funding (to the extent feasible) to facilitate and encourage housing production commensurate with that need.

Table 5-1
Ontario Regional Housing Need Allocation, 2021–2029

| | *Lower Income* | *Moderate Income* | *Above Moderate Income* | *Total Capacity* |
|---|---|---|---|---|
| RHNA Need | 8,926 | 3,329 | 8,599 | 20,854 |

Source: SCAG, 2021.

California law holds local governments responsible for planning for their share of the region' housing needs and ensuring that housing is planned commensurate with the total assigned need for each affordability category. However, state law does not require a city to build housing; that is the responsibility of the building industry. Local governments can obtain credit toward meeting their RHNA target in four ways:

- **Housing Production.** Housing units built and occupied (received a certificate of occupancy) on or after June 30, 2021, when the projection period for the 6th cycle RHNA begins.
- **Planned Production**. Housing units proposed for construction that are likely to be approved and built during the planning period, from July 2021 to October 2029.
- **Available Land.** Designation of vacant and underutilized sites with zoning, development standards, services, and public facilities in place so housing can be built.
- **Alternative Credits**. Qualified projects that involve the rehabilitation, preservation, and conversion of non-affordable units to affordable units, subject to conditions.

The City's housing strategies use the first three options. The following section describes how the City will address its housing planning and production goals for the 2021-2029 RHNA.

## Relationship of Zoning and Density to Housing Affordability

This section describes the suitability of residential development standards, namely allowed density and zoning districts, for facilitating housing affordable to different income levels.

Zoning and density standards are correlated to the affordability of housing. In general, higher-density housing projects, like apartment buildings, are more affordable than lower-density projects, like single-family homes. While other factors such as location, the size of the units, and quality of the finish materials also contribute to a project's ultimate affordability, the state has determined that density and zoning standards are suitable proxies for identifying the potential affordability level of a site.

The following sections describe the density thresholds identified for each income category and the current zoning districts that allow the identified densities.

### *Lower Income*

#### *Density*

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households provide sufficient density to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; (2) utilize default density standards deemed adequate to meet the appropriate zoning test. According to state law, the default density standard for Ontario is 30 dwelling units per acre. In 2019 and 2020, two 100-percent affordable housing projects were built in Ontario with densities between 25 and 30 dwelling units per acre:

- *Vista Verde.* Completed in 2020. Consists of 101 affordable units (lower income); built at a density of 26 dwelling units per acre.
- *Emporia Place.* Completed in 2019. Consists of 74 affordable units (lower income); built at a density of 26.7 dwelling units per acre.

Therefore, for the 2021-2029 planning period, the City has determined that the default density adequately demonstrates its capacity to accommodate the lower-income RHNA.

### *Zoning*

Under the current development standards, residential development within the following zoning districts allows for densities of 30 dwelling units per acre or more.

- *Mixed-Use (MU-1)* – 20–75 dwelling units per acre
- *Mixed-Use (MU-2)* – 14-40 dwelling units per acre
  - The City's Development Code allows for stand-alone multifamily residential projects in mixed-use districts.
- *Planned Unit Development (PUDs)* – 25–75 dwelling units per acre
- *High-Density Residential (HDR-45)* – 25.1–45 dwelling units per acre

The City's rezoning program (Program 13) will also create an affordable housing overlay that expands the land use categories that can accommodate at least 30 dwelling units per acre, exempt projects south of Riverside Drive with at least 25 percent of units affordable to lower-incomes from specific plan requirements if no specific plan exists, and revises existing specific plans to allow at least 30 dwelling units per acre on identified sites. Each of these changes will play a key role in fulfilling the City's lower-income RHNA.

## *Moderate Income*

### *Density*

Typically, medium to medium-high multiple-family zoning districts are suitable for facilitating the construction of housing affordable to moderate-income households. To determine the densities needed to accommodate moderate-income housing, nearly 2,000 properties sold or listed on the MLS between September 2020 and September 2021 were analyzed. Of the 2,000 records analyzed, 66 were newer construction (built after 2017) townhomes or condos, most of which were built at densities between 8 and 18 dwelling units per acre. Of those, 10 properties sold for less than $410,000, the moderate-income threshold, indicating the densities were sufficient to produce moderate-income housing. These sales included four new construction homes in the New Haven master-planned community (two two-bedroom units and two three-bedroom units), where projects are typically 18 units per acre or less.

In recognition of increasing home prices, however, the City has determined that a higher density of 25 units per acre would be more conducive to creating moderate-income housing. In support of this, the

Cities of Chino, Fontana, and Rancho Cucamonga indicate that master-planned communities with densities up to 25 dwelling units per acre offer homes that are affordable to moderate-income households. Therefore, the City's land inventory will focus on sites that allow for 25 or more dwelling units per acre to fulfill its moderate-income allocation.

### *Zoning*

The same zoning districts identified as suitable for lower-income housing are suitable for moderate-income housing, as well as the following:

- *Medium-Density Residential (MDR-25)* – 18.1 – 25 dwelling units per acre
- *Specific Plan (SP)* – Sites designated as SP, where no specific plan exists, can facilitate moderate-income housing if the corresponding Policy Plan designation allows densities up to 25 dwelling units per acre. Such Policy Plan designations include:
  - *Medium-Density Residential (MDR)* – 11 to 25 dwelling units per acre
  - *Mixed-Use (MU)* – current and proposed designations for various mixed-use areas allow a range of densities with maximums ranging from 25 to 125 dwelling units per acre.

## *Above Moderate Income*

### *Density and Zoning*

The planned residential development projects in the city (see Table 5-2) include a mix of housing types at various densities. Most, however, are anticipated to develop at market rates that are affordable to above-moderate income households. Therefore, it is assumed that any density and any residentially zoned land can support the development of above-moderate housing.

## Housing Production and Planned Production

This section details residential development projects currently in the pipeline.

The City of Ontario has several approved residential projects that are anticipated to be built and receive their certificate of occupancy or final inspection on or after June 30, 2021. As allowed under state housing element law, these approved and pending residential projects will be eligible for credit toward the 6th cycle RHNA.

As described here and listed in Table 5-2, housing pipeline projects represent a mix of residential types, price points, and affordability levels.

- **Mix of Housing Types**. A broad range of housing products is in the development pipeline, including single-family residential projects, condominiums, townhomes, clustered and motor court homes, and apartment projects. Proposed projects are located on vacant land throughout the city, within existing residential neighborhoods, in underutilized mixed-use areas, and on undeveloped land south of Riverside Drive and east of the Cucamonga Channel (the Channel), where the area is transitioning from agricultural uses to residential communities.
- **Project affordability**. A project's affordability is based on the type of residential product approved/entitled in the community and the market sales price or rent charged for recently built projects in the city.
- **Mix of Vacant and Underused Sites**. Similar to the land inventory discussed later, proposed projects are situated on a combination of vacant and underused sites. Many included the subdivision of large lots or the development of a range of products, including multifamily housing, on large lots over 10 acres in size. Further, prior projects that have been built in the city have been within underutilized lots.
- **Mix of Housing Locations**. The City has approved proposals or issued a certificate of occupancy after July 1, 2021, to develop 1,650 units. While the greatest volume of housing development is in the area south of Riverside Drive and east of the Channel, projects have also been approved in the downtown area, along commercial corridors like Holt Boulevard, within the mixed-use areas along the Interstate (I-) 10 corridor, and scattered throughout established neighborhoods.

Only projects that have been approved for development are included in the pipeline projections. Several projects are currently under review that would add thousands of additional units to the city, but these have not been included. Table 5-2, therefore, represents a conservative estimate of the planned projects.

## Table 5-2
## Residential Projects in the Pipeline

| ID | Project Name | Assessor's Parcel Number (APN) | Type* | Total Units | Affordability | | |
|---|---|---|---|---|---|---|---|
| | | | | | Lower | Mod. | Above Mod. |
| 1 | Misc. Projects Downtown | 104837612, 104839431 | SF | 2 | - | - | 2 |
| 2 | Misc. Projects Between Mission Blvd and Riverside Dr | 104955121, 105034106, 105034162, 104931214, 104953154 | SF | 5 | - | - | 5 |
| 3 | West Holt Multi-family | 101055106 | MF | 6 | - | - | 6 |
| 4 | Mission & Palmetto | 101138204 | MF | 68 | - | - | 68 |
| 5 | 890 South Magnolia | 101137115-16 | MF | 49 | - | - | 49 |
| 6 | Meredith | 11031152, -53 | MF | 464 | - | - | 464 |
| 7 | Piemonte | 21020440 | MF | 22 | - | - | 22 |
| 8 | Esperanza | 21830203-04, 21830301-17, 21830326-57, 21832201-04, 21832312-33, 21832362-65, 21858501-27, 21858638-41, 21872301-11, 21872339-40, 21872349, 21872401-40, 21872442 | SF | 200 | - | - | 200 |
| 9 | Rich-Haven | 21801602-03, 21816115, 21826229-30, 21826235-37, 21826239 | SF | 60 | - | - | 60 |
| | | 21801601, 21801604-05, 21809303, 21816115, 21821102, 21826206-07, 21839303-04, 21839308-09 | MF | 271 | - | - | 271 |
| 10 | Subarea 29 | 107339105-17, 107339129-35, 107339209-12, 107339243-53, 107340214-26, 107340228-30, 107340244-47, 21801501-05, 21801507-16, 21801529-47, 21801549-54, 21801562-64, 21827123, 21833153-54, 21867448-50, 21899125-33, 21899221-27, 21899232-53, 21899331-32, 21899334-42, 21899405-10, 21899477-84, 107339118, 107339126-28, 107339213-15 | SF | 325 | - | - | 325 |
| 11 | The Avenue | 21865227 | SF | 11 | - | - | 11 |
| 12 | West Haven | 21815111, 21815138 | SF | 129 | - | - | 129 |
| 13 | Harlow Ln | 107339216-27, 107340231-38 | SF | 20 | - | - | 20 |
| 14 | Hazel St | 107340110-27 | SF | 18 | - | - | 18 |

Source: City of Ontario, 2021.

Notes: The projects included in the table include permits that have been issued but not completed and certificates of occupancy issued on or after 6/30/2021. There are also several projects currently under review that are not included in this table.

* SF = Single-Family, MF = Multifamily

Ontario's 2021-2029 RHNA includes 8,599 units for the above-moderate income allocation (Table 5-1). As shown in Table 5-2, pipeline projects can address 1,650 units of the above-moderate allocation.

The remainder of this chapter will focus on key strategies that the City will undertake to address the remainder of the above-moderate allocation as well as the lower- and moderate-income RHNA.

## 2021-2029 RHNA Strategies

While the prior section listed residential projects approved for development in the city, this section describes additional strategies proposed to address the remaining RHNA for the 2021-2029 Housing Element.

### *Housing Opportunity Areas*

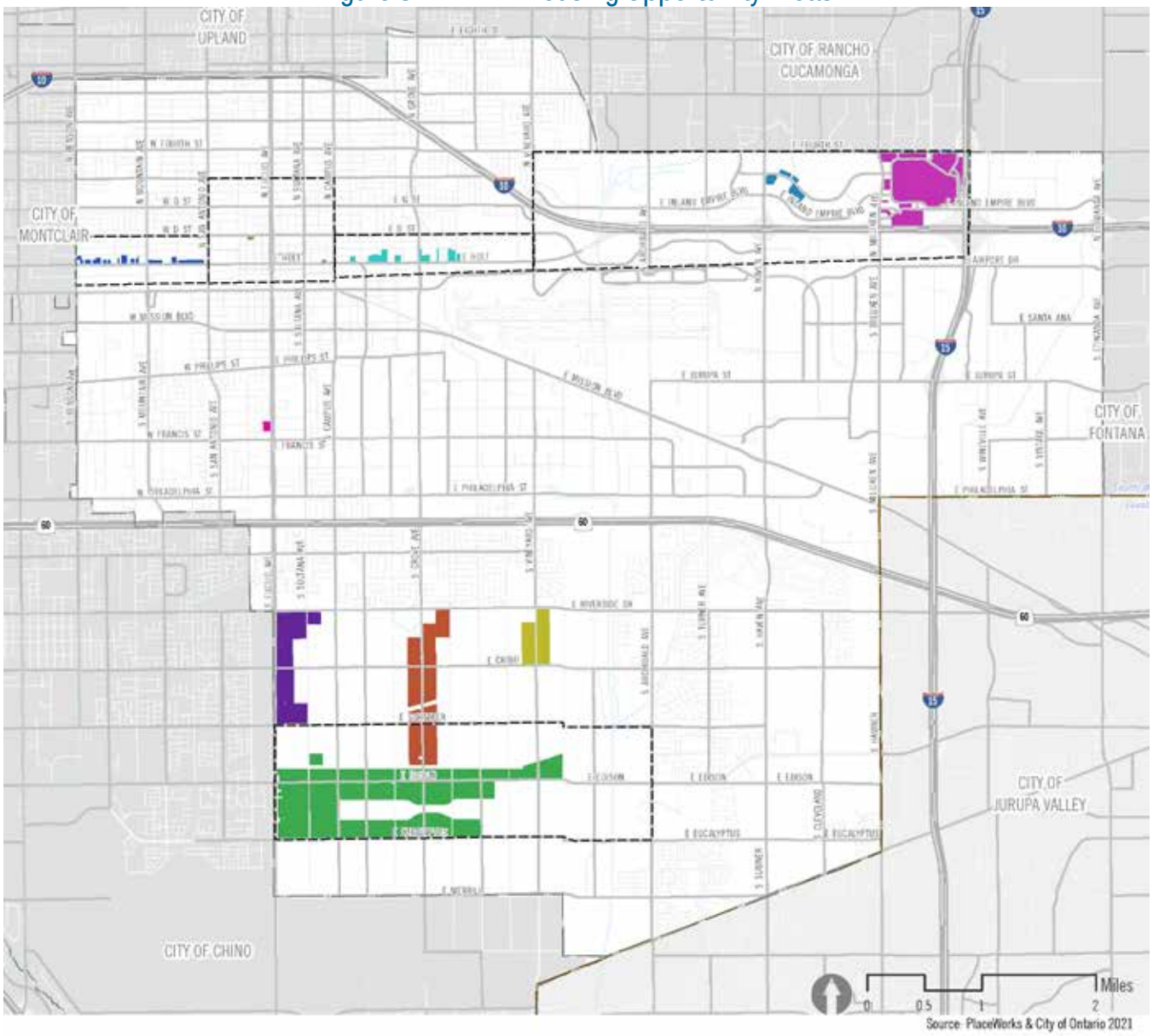
The City is required to identify available sites to accommodate its 2021–2029 RHNA. An analysis of the city's available land and existing zoning districts showed that there was not enough land zoned at the correct densities to facilitate the development of enough housing affordable to lower- and moderate-income households to fulfill the RHNA and a rezoning program (Program 13) was needed. The City evaluated all of its land resources for suitability to develop at densities suitable to lower- and moderate-income housing and developed strategies and programs to meet its obligation.

A detailed list of each site by Assessor's Parcel Number (APN) is included in Appendix B.

The analysis identified 10 areas in which housing growth can be accommodated after the City implements its rezoning program (Program 13), grouped into six key strategies, illustrated in Figure 5-1, *Housing Opportunity Areas*. In addition to the Opportunity Areas, the City used accessory dwelling units (ADUs) as the seventh strategy to fulfill the RHNA. The sites identified in the Opportunity Areas further the City's housing goals and align with regional transportation plans by placing higher-density housing along future transit routes. The RHNA strategies also consider fair and equitable housing goals, development feasibility, and infrastructure availability.

Figure 5-1 shows the identified sites categorized into 10 Housing Opportunity Areas and six strategies based on their location within the city.

## Figure 5-1 Housing Opportunity Areas




Source: PlaceWorks & City of Ontario 2021

**Housing Opportunity Areas**

**Strategy 1: Downtown**
- Downtown

**Strategy 2: Holt Boulevard**
- West Holt
- East Holt

**Strategy 3: Old Cardenas Market**
- Old Cardenas Market

**Strategy 4: Ontario Center Specific Plan**
- Ontario Center Specific Plan

**Strategy 5: The Mills**
- The Mills

**Strategy 6: The Ontario Ranch**
- Great Park Corridor
- Grove Corridor
- Euclid Corridor
- Vineyard / Armstrong Ranch Specific Plan

### *Underutilized Sites*

The City has included non-vacant sites in its land inventory to meet a significant portion of its regional housing need. These sites are underutilized, and many are located in the undeveloped area south of Riverside Drive and east of the Cucamonga Channel, where the primary use is agricultural; other underutilized sites, like those located in the Downtown area, along Holt Boulevard, and at the old Cardenas market, are parking lots or aging and underused commercial properties that are suitable for residential development and are ready to turn over; finally, the land inventory includes the parking lots and several out parcels around the Ontario Mills Mall, reflecting a national trend of repositioning shopping centers as mixed-use communities.

While the city has seen immense growth in the past few decades, the City is continuously expanding the opportunity for new housing development in response to market demand, developer interest, and state housing law. Interest from property owners and local developers is very high, and projects at densities of 50+ units per acre were recently approved. In 2021, it was estimated that building applications under review would add more than 5,000 dwelling units to the city. Several of the approved projects and projects under review include high-density apartments and condos. This indicates a strong market for higher-density housing products in the inland empire.

To demonstrate a realistic capacity throughout its inventory, but particularly on the underutilized sites, the City calculated the total housing capacity on each site using a realistic density below the maximum allowed by the current or proposed zoning.

### *Strategy 1: Downtown Housing Opportunity Area*

The City developed the Downtown District Plan, as described in Program 8, which provides opportunities for high-density, market-rate, and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District. Projects under review, like the Hutton C-Block Mixed-Use development that will bring ground-floor commercial with high-density housing and structured parking to the heart of downtown, and recently completed projects, like the Emporia affordable housing project, embody the vision for housing in the downtown.

Downtown is well-served by infrastructure. The City is also working to build OntarioNet, a new fiber-optic internet service throughout the city. The first fiber lines serving Ontario have already been installed in the areas around downtown, and there are no environmental constraints limiting development potential.

The City has identified two sites in addition to the pipeline projects for inclusion in the land inventory, as shown in Figure 5-2.

Figure 5-2 Downtown Housing Opportunity Area




The two sites, numbered in Figure 5-2, are described below.

1. The first site, adjacent to D Street, is zoned for HDR-45, which allows up to 45 dwelling units per acre, satisfying the default density requirements for lower-income housing. This site is currently an underutilized parking lot, which was included in the City's last housing element. In compliance with Assembly Bill (AB) 1397, by-right development will be allowed for any residential project that provides for at least 20 percent of units affordable to lower-income households as described in Program 15. For conservative estimates, the realistic density used to determine the total housing capacity of the site is 25 units per acre.

2. The second site, along Holt Boulevard, is currently designated as Neighborhood Commercial (CN), but it will be part of the City's rezoning program (Program 13) with a proposed designation of MU-1, which allows up to 75 dwelling units per acre and is suitable for lower-income housing. This site includes three parcels with consistent ownership, and it is currently operating a used car sales lot. Car lots provide a unique opportunity for redevelopment because limited demolition is necessary; as a result, developers can often afford to pay higher land costs. Furthermore, this lot is currently occupied by an independent car sales operation, so strategic decisions by major corporations would not be necessary. The housing plan also includes a program to encourage lot consolidation along Holt Boulevard (Program 10) and facilitate the development of housing affordable to lower-income residents. To account for potential non-residential development, only 60 percent of the total land area was assumed suitable for housing. In addition, a realistic density of 35

dwelling units per acre was used to determine the total housing capacity.

On both sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the Downtown Opportunity Area has a total housing capacity of 40 units, half of which (20 units) have the capacity to accommodate lower-income housing. The balance (20 units) is presumed to have capacity for housing affordable to moderate-income households.

### *Strategy 2: Holt Boulevard Opportunity Areas (West and East)*

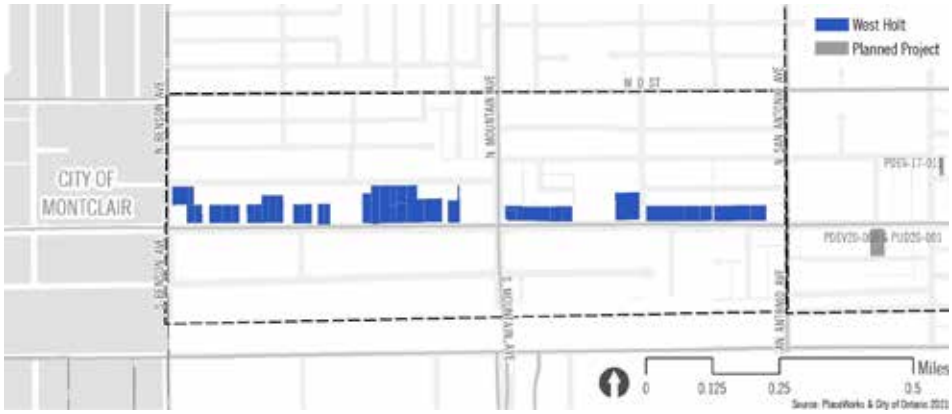
Holt Boulevard is one of the city's original thoroughfares, extending through Ontario and connecting to neighboring communities. It is also an important regional transit corridor. Existing bus lines along Holt Boulevard report some of the highest ridership rates in San Bernardino County. In addition, the San Bernardino County Transportation Authority (SBCTA) plans to provide new bus rapid transit (BRT) service along Holt Boulevard as part of the West Valley Connector Project. Those portions of the project that will serve Holt Boulevard are funded and scheduled for operation in 2023.

Like Downtown, Holt Boulevard is well-served by infrastructure. The development in these areas would constitute urban infill projects on already disturbed land, so there are no environmental constraints limiting development potential.

#### West Holt Boulevard

The City has identified 36 parcels (18.3 acres) along West Holt Boulevard for inclusion in the land inventory, as shown in Figure 5-3 and described below.

Figure 5-3 West Holt Housing Opportunity Area




Sites along West Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately 70 percent of the land area identified for lower- and moderate-income housing along West Holt Boulevard is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

Existing uses include parking lots, aging commercial properties (retail and dining establishments), and used car sales lots. These commercial properties are underperforming and surrounded by residential uses. In general, typical commercial properties are leased on three- to five-year terms. It is unlikely that existing tenants in this area would have lease terms longer than industry standards. Car sales lots, on the other hand, are largely undeveloped, which means the cost and effort required to transition to residential uses are reduced as less site preparation will be necessary.

Existing tenants along West Holt Boulevard are also small independent uses, so redevelopment of these properties would not require strategic decisions by major corporations.

There are 27 parcels (12.8 acres) within the Opportunity Area currently zoned as HDR-45, which satisfies the default density requirements for lower-income housing and is sufficient to support moderate-income housing as well. Several of these parcels were also included in the City's prior housing element (see a detailed list by APN in Appendix B). To further encourage residential development on parcels listed in the last housing element and to comply with AB 1397, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households, as described in Program 15.

Two parcels (1.5 acres), currently zoned as Community Commercial (CC), are part of the City's rezoning program (Program 13). The City proposes changing the designation to MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre and is suitable for lower- and moderate-income housing.

Five parcels (4.0 acres) are currently zoned as MDR-25. These will be included in the City's rezoning program (Program 13) with a proposed designation of HDR-45, which allows up to 45 dwelling units per acre and is suitable for both lower- and moderate-income housing. These sites were used to meet the City's moderate-income RHNA in the prior housing element. Like other sites reused from the prior element, by-right development will be allowed for any residential project that includes at least 20 percent of units affordable to lower-income households as described in Program 15.

All but two sites located in the East Holt Opportunity Area have an existing or proposed designation of HDR-45. The HDR-45 zoning designation allows for multifamily residential projects by-right and densities up to 45 dwelling units per acre. To ensure conservative estimates, however, a realistic density of 25 dwelling units per acre is used.

On the two sites with a proposed designation of MU-2, 75 percent of the total land area is assumed suitable for housing to account for the potential development of non-residential uses while also recognizing that 100-percent residential projects are allowed in the zone. Additionally, a realistic density of 30 dwelling units per acre is used to determine the total housing capacity.

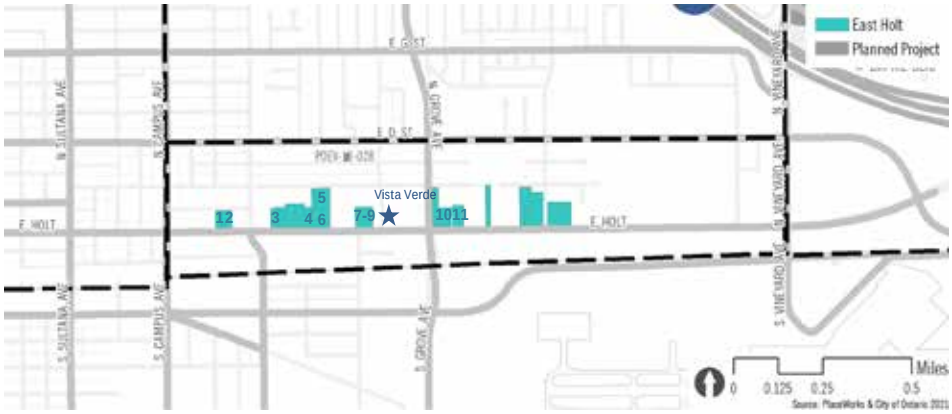
On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the West Holt Opportunity Area has a total housing capacity of 454 units, half of which (227 units) have the capacity to accommodate lower-income housing. The balance (227 units) is presumed to have capacity for housing affordable to moderate-income households.

**East Holt**

The City has identified 21 parcels (22.2 acres) for inclusion in the land inventory, as shown in Figure 5-4 and described below.

Figure 5-4 East Holt Housing Opportunity Area




Like West Holt Boulevard, sites along East Holt Boulevard were identified based on proximity to transit, potential for redevelopment, and current zoning.

Approximately half of the land area identified for lower- and moderate-income housing in the West Holt Boulevard Opportunity Area is within a 5-minute walk of a planned BRT stop; 100 percent of sites are within a 10-minute walk of a planned BRT stop.

Nine parcels (11 acres) within the Opportunity Area are currently vacant. Of those, five parcels (5.1 acres) are zoned MU-2, which allows 14-40 dwelling units per acre, a density sufficient to support the development of lower- and moderate-income housing. This is evidenced by the Vista Verde affordable housing project, which was developed in the MU-2 district along East Holt Boulevard as a 100-percent affordable housing project, demonstrating that this zone and area can support affordable housing. The remaining four vacant parcels (5.9 acres) are zoned for Business Park (BP) and will be included in the City's rezoning program (Program 13), with a proposed designation of MU-2 with an Affordable Housing Overlay (described in Program 13), which will allow a density range of 20-40 dwelling units per acre.

The balance of the sites identified in the Opportunity Area (11 parcels, 11.2 acres) are currently underutilized and designated as MU-2. Because the current zoning designation allows sufficient density (14-40 dwelling units per acre), redevelopment of these sites could accommodate housing affordable to lower- and moderate-income households without rezoning. The potential for redevelopment on each non-vacant site, numbered by parcel in Figure 5-4, is described below.

1-2. Between Campus Avenue and Allyn Avenue, two parcels (1.5 acres) are identified to have the potential for redevelopment. The first is a used car sales lot, which has potential for

redevelopment because of the low existing floor-area ratio (FAR) (very small building and large parking area) and the age of the building. The demolition required for redevelopment would be minimal. Adjacent to this is a parcel (0.91 acres) where service commercial uses, including a laundromat and automotive shop, have been identified as candidates for redevelopment due to the age of the buildings (50+ years old) nearing the end of a typical lifespan for commercial buildings. Tenants on both sites are independent operators, so redevelopment of these properties would not require strategic decisions by major corporations.

3. Traveling east on Holt Boulevard, another parcel (0.90 acres), just east of the Allyn Avenue intersection, has also been identified to have the potential for redevelopment due to the low existing FAR (large parking area and small building), the age of the structure (48 years old), and because an independent retail use occupies the site.

4-6. Continuing east on Holt Boulevard, on the other side of three vacant sites included in the inventory, sit three parcels (4.5 acres), with potential for redevelopment due to low existing FAR, the age of existing structures, and because the sites are currently used by an independent automotive parts retailer and an independent automotive repair shop, but residential uses border the auto-centric services. Converting these sites to housing would improve the land use compatibility for surrounding neighborhoods and mobile home parks.

7-9. Further east along Holt Boulevard, three sites (1.8 acres) are identified as candidates for redevelopment. The first two properties include an unused parking lot and a boarded-up church. These sites were identified for potential redevelopment because of the age of the structure (nearly 100 years old), the poor state of repair of the building, and because the two sites are not currently being used. An automotive repair shop occupies the third parcel, but it was identified as a candidate for redevelopment because it is adjacent to residential uses and has a low existing FAR.

10-11. East of the Grove Avenue intersection sits two sites (2.4 acres), each with an existing motel. These sites were identified because both are older, underperforming, budget motels that could be converted into permanent supportive housing or demolished and rebuilt with housing affordable to lower- and moderate-income households.

All of the sites in the East Holt Opportunity Area have either an existing or proposed designation of MU-2. The MU-2 zoning designation allows for 100-percent residential projects, but it also provides for various non-residential uses. To account for the potential development of non-residential uses on the identified sites, 75 percent of the land area for each site is considered in estimating the total housing capacity. Seventy-five percent is estimated because 100-percent residential projects are allowed by the zone, and residential projects in the area do not typically include non-residential uses as well. To further ensure conservative estimates, a realistic density of 30 dwelling units per acre is factored into the total housing capacity of 499 units. Of those, 50 percent of units (250 units) have the capacity to accommodate lower-income housing, while the remaining half (249 units) are presumed to have capacity for housing affordable to moderate-income households.

### *Strategy 3: Old Cardenas Market Housing Opportunity Area*

The Old Cardenas Market site consists of three parcels (3.5 acres) that front Euclid Avenue, as shown in Figure 5-5 and described below.

Figure 5-5 Old Cardenas Market Housing Opportunity Area




The site includes the parking lot behind the gas station, the vacant building that previously housed Cardenas Market and its parking area, and the vacant lot north of the market.

Like Downtown and Holt Boulevard, this site is well-served by infrastructure, and there are no environmental constraints limiting development potential.

All three parcels are currently zoned CN but will be included in the City's rezoning program. The two vacant parcels are proposed to change to HDR-45, while the Cardenas Market is proposed as a mixed-use designation that allows for a density range of 20-30+ dwelling units per acre.

Parcels with the proposed HDR-designation estimated capacity using a realistic density of 25 dwelling units per acre.

The mixed-use parcel will allow the gas station and a quick-serve restaurant currently operating to remain while also facilitating redevelopment of the site. In acknowledgment of competing non-residential demands on the land, housing is only estimated on 50 percent of the site. Additionally, a realistic density of 30 dwelling units per acre is applied to determine the total housing capacity.

On all sites, only 50 percent of the total realistic capacity was estimated to have the potential to accommodate lower incomes.

Using the metrics described above, the Old Cardenas Market Opportunity Area has a total capacity of 65 units. Only half (33 units) have the capacity to accommodate lower-income housing. The remaining 32 units are presumed to have capacity for housing affordable to moderate-income households.

### *Strategy 4: Ontario Center Specific Plan Housing Opportunity Area*

The Ontario Center Specific Plan offers a variety of commercial, retail, entertainment, light industrial, and office uses, as well as a mix of housing opportunities, and outlines a detailed infrastructure plan for the area. Originally adopted in 1981, the Specific Plan has been amended numerous times, including the addition of the Piemonte Overlay in 2006. The most recent amendment was adopted in 2017.

Since much of the Specific Plan area has already been developed, the necessary infrastructure to support housing development is already in place. The remaining vacant parcels are prime candidates for development, and no environmental constraints limit development potential.

After conversations with property owners and developers, the City identified four vacant parcels (16.5 acres) as potential sites for lower- and moderate-income housing development, as shown in Figure 5-6.

## Figure 5-6 Ontario Center Specific Plan Housing Opportunity Area




An assessment of the housing capacity and potential affordability for each site, numbered by parcel in Figure 5-6, is described below.

1-2. Two of the housing sites (3.6 acres) are regulated by the Piemonte Overlay. In Piemonte, both sites are designated as Office with Residential Development Allowed. While the Piemonte Overlay does not specify allowable densities, it plans for 791 new units, 220 of which could be developed on the two identified housing sites. If 220 units were to develop across the 3.6 acres, the resulting density would be 61 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. Only half of the potential buildout, 110 total units, were projected for housing on these sites. Of those, 55 units were estimated to be affordable to lower-income households, and 55 were counted toward the moderate-income RHNA.

3-4. The remaining two sites (12.9 acres) are governed by the Ontario Center Specific Plan (OCSP). Both sites are designated as Urban Commercial, which allows for a mix of tourist-related commercial uses, high- and medium-rise office buildings, entertainment / recreation clusters, and high-density residential uses above the ground floor. While the specific plan does not specify allowable densities, the sites are included in planning area 11, where the maximum building height of 95 feet is regulated only by the height limits set by the Ontario International Airport. Housing products with densities above 60 dwelling units per acre are regularly developed under similar zoning standards, indicating the types of projects that could develop under the specific plan would meet the density thresholds necessary to facilitate the development of lower- and moderate-income housing.

The specific plan regulates the maximum capacity for Urban Commercial uses based on building square footage rather than dwelling units. As such, the City uses the methodology described to translate the remaining allowable square footage permitted under the current specific plan into an approximate number of units.

Planning area 11 allows a total of 592,700 square feet; it is estimated that 360,455 square feet have already been developed, leaving 232,245 square feet of developable building area. To convert the remaining square footage into potential housing units, the City assumes the residential component would include a range of unit sizes with an average size of 1,000 square feet, inclusive of common areas. Using this factor and reserving approximately 39,000 square feet for ground-floor uses, a total of 193 units are estimated as the total realistic capacity of the two sites.

Of the 193 units, 96 are estimated to be affordable to lower-income households, and 97 are estimated to be affordable to moderate-income households.

### *Strategy 5: The Mills Housing Opportunity Area*

The Ontario Mills Mall and surrounding areas are governed by The California Commerce Center North Specific Plan (The Mills). The specific plan was originally authored in 1992 and has not been amended since. The document envisioned a regional commercial center focused on value-oriented retail and jobs creation that would capitalize on the proximity to the freeways and serve as a local landmark. The Mills has largely achieved this vision, and it remains a high-performing retail hub today (2021), but the economic outlook for retail and office uses in 2021 is vastly different than it was in 1992.

Current trends in the redevelopment of retail centers began with the introduction of online retail, which is currently capturing 20 percent of every retail dollar spent in the US economy. Recent industry reports (Barclay's Bank in October 2020 and Coresight Research in July 2020) find that the current number of retailers will likely be substantially reduced by 2030, with predictions by Coresight that online retail will account for 40 percent of retail sales by 2030. The COVID-19 pandemic has only accelerated the past trends. As retail stores opt to relocate or retail properties become due for major reinvestments / improvements, property owners find few retailers looking to replace existing tenants or find greater value in developing new residential uses. The demand for office space is likewise expected to remain stagnant through the 2021-2029

planning period as more office workers choose to work from home in the wake of the COVID-19 pandemic.

While retail uses, in general, are in decline, the Ontario Mills Mall remains a high-performing shopping center. It is anticipated that much of the existing retail square footage within the mall itself will remain through 2029, while parking areas will intensify with residential uses, and several of the out parcels will redevelop with new uses as existing restaurants, movie theaters, and retailers consolidate locations, relocate, or otherwise reconsider their physical footprint.

Successful shopping center redevelopment efforts, like the Bella Terra Mall in Huntington Beach, show high-performing malls successfully introducing residential uses while retaining and improving their commercial cores.

In addition to this, the Mills area already has the necessary infrastructure in place to support housing development, and no environmental constraints will preclude housing production.

Considering these trends, the City has identified the parking areas and several out parcels around the Ontario Mills Mall as potential redevelopment sites suitable for housing, as shown in Figure 5-7.

Figure 5-7 The Mills Housing Opportunity Area




The existing specific plan does not allow for residential uses, but the City's Policy Plan, last updated in 2010, provides for housing in this area with a density range of 25 to 85 dwelling units per acre. This range would provide sufficient density to allow for the development of housing affordable to lower- and moderate-income households. In addition to establishing the density range, the Policy Plan sets a maximum of 437 units in its buildout table LU-03. As part of its rezoning program (Program 13), the City will update the Policy Plan to increase the

residential development maximum in the Ontario Mills Mixed-Use area, and it will amend the specific plan consistent with the Policy Plan.

There are 35 parcels (195.5 acres) identified for redevelopment. Collectively, this area could yield up to 16,620 units if the entirety were to develop at the maximum density of 85 dwelling units per acre. However, the City's housing strategy recognizes that many retail properties are expected to remain, with development occurring primarily in the parking areas and on several out parcels. As such, only 40 percent of the land area for each site (78.2 acres total) is estimated as suitable for housing, and a realistic density of 40 dwelling units per acre is used to establish the total development potential of 3,128 units.

AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Four of the parcels identified in this area (145.0 acres) are larger than 10 acres. The City has included these sites because larger sites with consistent ownership typically create fewer barriers to the introduction of housing in mall redevelopment projects than smaller sites with many competing landowner interests. Redevelopment efforts for the Westminster Mall, in Westminster, CA, for example, have involved a considerable planning effort to balance the various interests of many disparate property owners. Further, proposed redevelopment plans for malls such as Main Place Mall in Santa Ana, CA, incorporate larger parcels.

Only 50 percent of units (1,564) have the capacity to accommodate lower-income housing, while the balance is presumed to be split between moderate-income (782 units) and above moderate-income (782 units).

### *Strategy 6: The Ontario Ranch Housing Opportunity Area*

The area south of Riverside Drive and west of the Cucamonga Channel is largely undeveloped and represents one of the few remaining greenfield opportunities in the Inland Empire. Upon annexation in 1997, the City envisioned the area as an extension of the existing urban fabric. Residential neighborhoods would be balanced by mixed-use, commercial, and public places and organized around a regional-scale park. Twenty-five years later, that vision has begun to take shape with new development east of the Channel. Over the 2021-2029 planning period, development is expected to spread to the western side of the Channel as the infrastructure becomes available. The City's housing strategies for this area promote the creation of mixed-income communities in the areas west of the Channel while also considering the development constraints associated with greenfield development.

**Infrastructure Availability**

Backbone infrastructure serving the area west of the Channel is planned. In 2020 and 2021, several large industrial projects were approved, and additional projects are under review along the city's southern border between Merrill and Eucalyptus Avenues. These projects are bringing water and sewer infrastructure to this portion of the city. The initial trunk line, expected to develop in 2022, will travel along Merrill Avenue between Euclid and Walker Avenues. From there, additional sewer lines are planned to extend north along Euclid, Bon View, Grove, and Walker Avenues, with the southern-most sites expected to be first served.

Extension of the city's backbone water infrastructure is also planned throughout the western part of the Ranch in conjunction with the approved industrial projects. Water lines, with an anticipated installation date of 2022, will serve the approved industrial projects and introduce backbone infrastructure throughout the area west of the Channel. While water lines will be installed more extensively throughout the area, service is generally anticipated to follow the extension of the sewer lines, as the backbone sewer infrastructure is more complicated and costly to install.

Similarly, new roadways, recycled water lines, storm drains, and dry utilities are expected to expand at pace with the sewer infrastructure as new development is established.

The sites selected and assumptions applied were developed after discussions with the Ontario Metropolitan Utilities Company (OMUC), taking into consideration the cost and phasing needed to ensure that housing could be developed and served by infrastructure during the 2021-2029 planning period.

The City's housing strategy accounts for the need to extend infrastructure throughout the area by applying a reduction factor based on the distance of sites from the initial trunk line and estimated timeline for infrastructure availability. The applicable reduction factors are detailed under each Opportunity Area.

**Environmental Constraints**

The sites identified in this portion of the city have no topographical, slope, flood, or fire hazards. A small portion of sites in the Great Park Corridor is vulnerable to liquefaction. The California Building Code provides standards on soils and foundations to ensure new development mitigates the risks of liquefaction zones. Projects within the liquefaction zone are under development.

**Zoning**

The current zoning throughout the area west of the Channel is Specific Plan with an Agriculture Overlay (SP-AG).

The Agriculture Overlay District allows for existing agricultural uses to continue operation on an interim basis until development, consistent with the Policy Plan and zoning district, is slated to occur.

The SP district is intended to accommodate the adoption of specific plans that are consistent with the Policy Plan, but the district itself does not set any density or intensity standards when no specific plan exists. With a few exceptions, most parcels in this part of the city are not yet affected by an existing specific plan. However, the Policy Plan specifies land uses and densities throughout the city, including this area. Because both the zoning district and state law require consistency between the City's Policy Plan and zoning, any proposed specific plan must be consistent with the Policy Plan land uses. Therefore, the City's housing strategies use Policy Plan land use categories, including density standards, to estimate the development capacity and affordability potential for sites throughout this portion of the city.

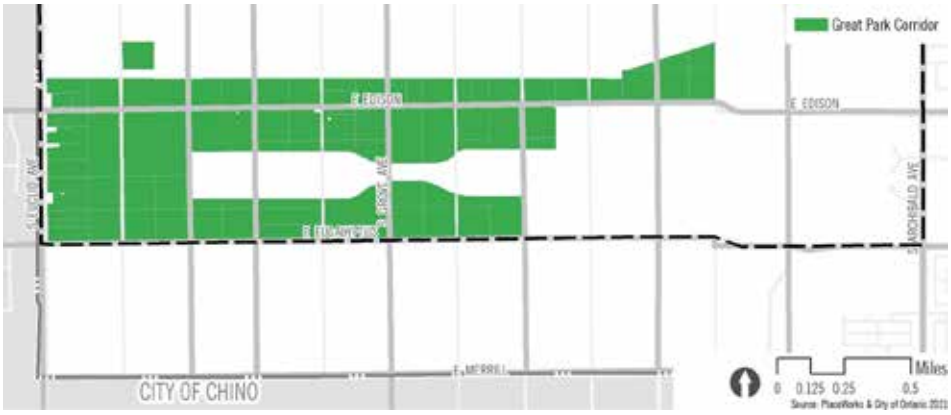
The City's strategy for this area encourages the creation of new mixed-income communities and the integration of affordable housing with new development. As part of this effort, the City will create an Affordable Housing Overlay (AH) Zone. The overlay, described in Program 13, will be applied to all parcels identified in the land inventory south of Riverside Drive. It will establish a minimum density of 20 dwelling units per acre and provide special standards for affordable housing projects where at least 25 percent of the proposed units are affordable to lower-income households. Provisions for affordable projects would exempt them from the specific plan requirement on parcels that are not already affected by a specific plan. Instead, the developer could apply the development standards for a zone that implements the current or proposed Policy Plan designation. In addition, the overlay would increase the maximum density for parcels with a Policy Plan designation of Medium-Density Residential (MDR) from 25 to 30 dwelling units per acre if the project provided 25 percent of units at a rate affordable to lower-income households. The higher density allowed would effectively increase the base density of the designation and would be applied prior to any state density bonus provisions.

With these changes, any site in the Affordable Housing Overlay District with a Policy Plan designation that allows at least 30 dwelling units per acre (including MDR, as revised) will satisfy the default density requirements and be considered suitable for the development of lower-income housing.

**Great Park Corridor**

Envisioned as the organizing element for new development and imagined as a focal point for the region, the Ontario Great Park is planned to encompass approximately 340 acres between Campus and Haven Avenues, with its western leg terminating in the Great Park Corridor Housing Opportunity Area. The extent of the Opportunity Area are shown in Figure 5-8 and described in the text that follows.

Figure 5-8 Great Park Corridor Housing Opportunity Area




Sites that comprise the Great Park Corridor Opportunity Area were identified based on proximity to open space and transit, potential for redevelopment, and infrastructure availability.

The Great Park Corridor was identified for higher-density housing development because of its proximity to planned open space, which furthers the City's fair housing goals, and because SBCTA has plans to expand a BRT route along Edison Avenue / Ontario Ranch Road. While potential BRT stops have not yet been identified, rapid transit stops are typically located one-half mile to one mile apart. The City currently envisions (subject to coordination with SBCTA) future transit stops placed at Euclid, Bon View, Grove, Walker, and Vineyard Avenues, each approximately half a mile apart. In that case, roughly 55 percent of the land area identified in the Great Park Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

The Opportunity Area consists of 77 parcels (600.6 acres) that are identified as suitable for housing development. Areas that fall within Chino Airport safety zones 1-4, where residential development is limited, have been excluded. Parcels where the property owner or developer has already approached the City with development proposals have also been excluded. In addition, parcels smaller than half an acre are excluded without adding further justification that would otherwise be required by state law enacted through AB1397. Such small sites are insignificant in

terms of number (of parcels) and total acreage. All such parcels are only excluded due to size, and none of the parcels would inhibit the development of any parcels listed in the inventory (most are owned by the same owners and would be developed along with larger adjacent parcels). Finally, parcels with multiple Policy Plan land use designations have been divided, so only those portions of the parcel deemed suitable for housing development are included. Housing capacity assumptions have been adjusted to reflect only the portion of the parcel included in the inventory.

Several of these sites continue to house the agricultural operations that once dominated this portion of Ontario, but many sites have already begun to transition to interim uses such as truck parking and open storage. There are approximately 28 existing homes that were built in conjunction with other agricultural structures spread across the 600 acres. Due to the extremely low density of housing and the nature of development anticipated, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

AB1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Ten of the parcels identified in this area (183.4 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing as housing. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing, and the undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine’s Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households.

The sites that comprise the Great Park Opportunity Area are located across Eucalyptus Avenue from the industrial projects that are bringing infrastructure to the area, so this Opportunity Area will have the earliest access to water, sewer, and other utilities.

To account for the need to extend infrastructure and to address the nine larger parcels, only 50 percent of the realistic development capacity in this area is estimated to be affordable to lower-income households. The balance of the capacity is split between moderate-income housing and above moderate-income housing. It is assumed that the above moderate-income housing will help create integrated mixed-income communities and combine with non-residential uses to help finance any necessary subdivision and expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

Forty-one sites (299.4 acres) are currently classified as MDR in the Policy Plan, which will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower-income households and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Eight sites (81.7 acres) are proposed to be classified as Mixed-Use Eucalyptus / Chino Airport Overlay (MU-EU). This land use category is envisioned to accommodate employee-intensive office, entertainment facilities, live / work, and supporting retail uses in a campus environment designed to leverage proximity to the park and maintain compatibility with surrounding residential areas. Stand-alone and mixed-use residential is also permitted outside of the Chino Airport safety zone. As previously discussed, sites within the Chino Airport safety zones 1-4 are not included in the Opportunity Area. This land use category allows residential development with a density range of 25 to 45 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for potential non-residential development, only 40 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Twenty-nine parcels (219.5 acres) are proposed to be classified as Mixed-Use Great Park (currently called the NMC West Mixed-Use Area). Areas with this land use classification accommodate a vertical and horizontal mixture of commercial, office, entertainment, and residential uses, all connecting to the Great Park in a pedestrian-oriented atmosphere. These mixed-use areas are envisioned as low-rise (3-5 stories) with some mid-rise (5-10 stories) near the intersection of Euclid and Edison/Ontario Ranch Road. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 70 percent of the land area on each site is estimated to have residential potential. Seventy percent is estimated because similar large mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described above, the Great Park Corridor Opportunity Area has a total capacity of 13,080 new units, 6,509 of which have the capacity to accommodate lower-income housing, 3,286 are presumed to have capacity for housing affordable to moderate-income households, and 3,286 are presumed to have capacity for housing affordable to above moderate-income households.

**Grove Corridor**

The Grove Corridor Opportunity Area extends along Grove Avenue north from the Great Park Corridor Opportunity Area and terminating at Riverside Drive. The corridor provides a vital connection between southern Ontario and the city's existing urban fabric. This area is envisioned as a mixed-income residential district with a mixed-use activity node at Chino Avenue and a new community park near Riverside Drive. Housing within the Opportunity Area will benefit from proximity to the Great Park and the new community park. The extents of the Opportunity Area are shown in Figure 5-9 and described below.

## Figure 5-9 Grove Corridor Housing Opportunity Area




The sites along the Grove Corridor were identified for higher-density housing development for several reasons, including planning objectives like activating the street and enhancing transit options, development potential, and infrastructure availability.

Bringing a higher concentration of mixed-income residents to the corridor will create energy on the street, distinguishing Grove Avenue as an important community connector. The influx of new residents will also make the corridor a prime candidate for expanded bus service, improving transit options for residents and strengthening the connection between north and south Ontario.

The Opportunity Area consists of 25 parcels (186.8 acres) that are identified as suitable for housing development. Like the Great Park Corridor, several of these sites continue to house the agricultural operations that once dominated this portion of Ontario. Several sites have also already begun to transition to interim uses such as truck parking and open storage. There are approximately six existing homes that were built in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel, forming new residential neighborhoods. The same trend is expected to continue westward as infrastructure expands.

One of the planned sewer lines will travel along Grove Avenue. As service is expanded from the south, the properties identified in this Opportunity Area will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the greater distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue and the estimated timing within the planning period when infrastructure is expected to be available. The corridor is divided into two sections.

- **South of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in three to five years, depending on the rate of development. In recognition of the reduced time during the planning period when development is expected to be feasible, only 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

- **North of Schaefer Avenue.** In this area, OMUC estimated that utilities could be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

There are20-21 parcels (150.8 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements,

the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

Four parcels (36 acres) are proposed to be classified as Mixed-Use Grove in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 65 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, only 65 percent of the land area on each site is estimated to have residential potential. A realistic density of 35 dwelling units per acre is used to establish the total housing capacity on each site.

Using the metrics described previously, the Grove Corridor Opportunity Area has a total capacity of 4,130 new units, 1,152 of which have the capacity to accommodate lower-income housing, and 2,978 units are presumed to have capacity for housing affordable to above moderate-income households.

**Euclid Corridor**

The Euclid Corridor Opportunity Area includes the parcels on the city's western border along Euclid Avenue between Schaefer Avenue and Riverside Drive. The extents of the Opportunity Area are shown in Figure 5-10 and described in the text that follows.

Figure 5-10 Euclid Corridor Housing Opportunity Area




The sites along the Euclid Corridor were identified for higher-density housing development to complement the multifamily housing across the street in Chino, fulfill regional transit goals, and because of their development potential as well as infrastructure availability.

SBCTA has plans to expand a BRT route along Euclid Avenue. While potential BRT stops have not yet been identified, rapid transit stops are typically one-half mile to one mile apart. If future transit stops are placed at Riverside Drive, and halfway between Chino and Schaefer Avenues approximately three-quarters of a mile apart, 54 percent of the land area identified in the Euclid Corridor Opportunity Area will be within a 5-minute walk of a BRT; nearly 100 percent of the sites will fall within a 10-minute walk of the same BRT stops.

The Opportunity Area includes 22 parcels (132.2 acres) that are identified as suitable for housing development. Two parcels (10.3 acres) are vacant. Eighteen parcels (110.0 acres) continue to house the agricultural operations that once dominated this portion of Ontario. One parcel (8.8 acres) is principally occupied by the parking area that serves the nearby swap meet and livestock sales yard. The final three parcels (3.1 acres) are underutilized commercial sites fronting Euclid Avenue. These sites were identified for redevelopment because they consist of small buildings operated by independent tenants, and they are surrounded by agricultural and vacant land. It is anticipated that these properties will redevelop concurrent with the rest of the Opportunity Area. There are approximately 12 existing homes that were built primarily in conjunction with agricultural operations. Because of the extremely low density of housing and the anticipated type of development, the existing residential uses are not expected to impede development potential. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

AB 1397 requires additional justification to include parcels larger than 10 acres in the sites inventory for lower-income housing. Five of the parcels identified in this area (68.3 acres) are larger than 10 acres. The City has included these sites because Ontario has ample recent evidence of large greenfield sites developing with residential uses. Areas east of the Channel had nearly identical parcel patterns to those in this area. Many properties to the east have already been subdivided and developed as housing. The remaining undeveloped land east of the Channel is expected to develop likewise. Other large urban greenfield projects, such as Irvine's Great Park neighborhood, reflect the same pattern of subdividing larger parcels to create mixed-income communities. Several of the communities in Irvine's Great Park neighborhood include multifamily affordable housing, indicating that this process can produce opportunities for lower-income housing. The Affordable Housing Overlay District that will be applied to all parcels in the Opportunity Area (Program 13) also provides incentives to promote housing affordable to lower-income households. The development of the Euclid Corridor Opportunity Area is expected to mirror the trends already established on the eastern side of the Channel, with infrastructure availability determining where projects will develop first.

The Euclid Corridor was identified as suitable for development during the 2021-2029 planning period because one of the planned sewer lines will travel along Euclid Avenue. As service is expanded from the south, the properties identified will have prime access to expanded infrastructure.

To account for the need to extend infrastructure and to address the distance from the planned trunk line and other facilities, the percentage of units estimated to be affordable to lower-income households is reduced based on distance from Merrill Avenue, and the time in the planning period when infrastructure is expected to be available. The corridor is divided into two sections.

- **Adjacent to Schaefer Avenue.** In response to property owner and developer interest, the City is changing the land use immediately south of the Opportunity Area (between Schaefer Avenue and the Great Park Opportunity Area) to allow light industrial, business park, and logistics facilities. Because land for these types of operations is in extremely high demand, it is anticipated that the development of such facilities will bring infrastructure to the Opportunity Area earlier in the planning period than would occur if the area were designated for residential. It is estimated that the seven parcels closest to Schaefer Avenue could have access to infrastructure in three to five years. In recognition of the reduced time during the planning period when development will be feasible, 40 percent of the realistic development capacity is estimated as affordable to lower incomes.

- **North to Riverside Drive.** For the remaining sites in the Opportunity Area, a more conservative estimate of four to six years, depending on the rate of development, is assumed. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes.

Throughout the Opportunity Area, the housing capacity that is not counted toward the City's lower-income RHNA is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create integrated mixed-income communities but will also help to finance the expansion of infrastructure.

As previously discussed, all sites in this area are currently zoned SP-AG, and they will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this

area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

There are 21 parcels (117.2 acres) currently or proposed to be classified as MDR in the Policy Plan. The definition for MDR will be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

One parcel (15 acres) is proposed to be classified as Mixed-Use Neighborhood Activity Hub (MU-NH) in the Policy Plan. This activity center is envisioned as a low-rise (three to five stories) mixture of retail and residential uses that will create identity and place along the corridor and serve the surrounding residents. The land use category allows densities up to 75 dwelling units per acre, which is sufficient to facilitate the development of lower- and moderate-income housing. To account for non-residential development, 75 percent of the land area on the site is estimated to have residential potential. Seventy-five percent is estimated because recent projects in mixed-use areas on the eastern side of the Channel have developed as primarily residential, and several developers have approached the City with plans to reduce the size of commercial areas in existing specific plans east of the Channel. In addition, a realistic density of 35 dwelling units per acre is used to establish the total housing capacity on the site.

Using the metrics described, the Euclid Corridor Opportunity Area has a total capacity of 2,960 new units, 731 of which have the capacity to accommodate housing affordable to lower-income households, and 2,229 units are presumed to have capacity for housing affordable to above moderate-income households.

**Vineyard Corridor / Armstrong Ranch Specific Plan**

The Vineyard Corridor / Armstrong Ranch Opportunity Area includes the parcels on either side of Vineyard Avenue between Chino Avenue and Riverside Drive. The extents of the Opportunity Area are shown in Figure 5-11 and described in the text that follows.

## Figure 5-11 Vineyard Corridor / Armstrong Ranch Specific Plan Housing Opportunity Area




The sites along Vineyard Avenue were identified as "overflow" sites to help the City maintain a large inventory of potential sites as development occurs throughout the planning period.

The Opportunity Area includes seven parcels (64.3 acres), all of which are currently used for agricultural purposes. Land with very similar conditions to the sites identified in this area has recently developed on the eastern side of the Cucamonga Channel.

The greatest deterrent to the development of these sites is the availability of infrastructure, which may be available in four to six years, depending on the rate of development. In recognition of the reduced time during the planning period when development will be feasible, only 25 percent of the realistic development capacity is estimated as affordable to lower incomes, while the remaining housing capacity is estimated to facilitate the development of above moderate-income housing. It is assumed that the above moderate-income housing will not only help to create an integrated mixed-income community but will also help to finance the expansion of infrastructure.

The three sites (28.2 acres) on the western side of Vineyard Avenue are currently zoned SP-AG. They will be rezoned to SP-AG-AH for inclusion in the Affordable Housing Overlay District (Program 13). The Agriculture Overlay District will remain in place until the parcel is ready for development consistent with the Policy Plan and Affordable Housing Overlay District. Property owners and developers alike have expressed interest in redeveloping this area, so existing agricultural operations are not expected to limit development potential.

In addition, Policy Plan land use categories are used to establish each site's capacity and affordability potential.

The sites are proposed to be re-classified as MDR in the Policy Plan. As previously noted, the definition for MDR will also be amended to allow up to 30 dwelling units per acre if at least 25 percent of units are affordable to lower incomes, consistent with the Affordable Housing Overlay District. Projects that do not have housing affordable to lower incomes and projects that include less than 25 percent of affordable units, will be subject to a maximum density of 25 units per acre. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on all MDR sites.

The four sites (36.2 acres) on the eastern side of Vineyard Avenue are governed by the Armstrong Ranch Specific Plan. The City will update the Specific Plan as part of its rezoning program (Program 13) to allow at least 30 dwelling units per acre on the sites included in the Opportunity Area. To account for the development of circulation, sidewalks, and other site requirements, the realistic density of 22 dwelling units per acre is used to establish the maximum capacity on these sites.

Using the metrics described, the Vineyard Corridor / Armstrong Ranch Opportunity Area has a total capacity of 1,416 new units, 354 of which have the capacity to accommodate lower-income housing, and 1,062 units are presumed to have capacity for housing affordable to above moderate-income households.

### *Strategy 7: Accessory Dwelling Units*

Accessory dwellings are a part of the strategy for meeting the City's share of its RHNA for housing affordable to low- and moderate-income households. Ontario has many single-family homes on lots that would allow space to build an ADU.

State law has been amended to facilitate and encourage the production of accessory dwellings. In 2016, AB 2299 and SB 1069 required cities to revise their zoning code to conform to the new ADU law. In 2019, SB 68, AB 881, and SB 13 further amended California Government Code Sections 65852.2 and 65852.22, and Health and Safety Code Section 17980.12 pertaining to local regulations for ADUs. In January 2020, the City Council enacted Ordinance 3175 to incorporate recent changes to state law with respect to ADUs.

Ontario has seen an influx in ADU applications, increasing from just 30 units permitted in 2019 to 69 permits issued in 2020. Based on past and current trends, the City expects that 120 to 360 ADUs will be built during the Housing Element period of 2021-2029.

The affordability for ADUs built in Ontario is based on SCAG's ADU survey and affordability assumptions for San Bernardino County. Applying those affordability assumptions to Ontario and the range of production estimates, the City can expect the production of 69 to 207 lower-income ADUs over the Housing Element period. Table 5-3 includes the summary of ADU projection estimates by affordability level. To encourage this level of production, the Housing Plan proposes a program to incentivize the production of ADUs (Program 27).

### Table 5-3
### Accessory Dwelling Unit Projections, 2021–2029

| *Household Income Category* | *Percent of ADUs Projected*[1] | *Range of ADU Estimates* | |
|---|---|---|---|
| | | *Conservative Trend*[2] | *Maximum Trend*[3] |
| Lower | 57.5% | 69 | 207 |
| Moderate | 34.8% | 42 | 125 |
| Above Moderate | 7.7% | 9 | 28 |
| ADUS Projected (2021-2029) | | 120 | 360 |

Source: City of Ontario, 2021.

Notes:

1. The methodology for the affordability distribution of ADUs can be accessed online at: https://scag.ca.gov/sites/main/files/file-attachments/adu_affordability_analysis_120120v2.pdf?1606868527
2. The conservative trend assumes 15 dwelling units will be built per year. This estimate is based on half of the reduced number of permits issued in 2019.
3. The maximum trend assumes 45 dwelling units will be built per year. This estimate is based on the average of the permits issued in 2019 and 2020.

## Summary of Capacity to Accommodate RHNA Allocation

Table 5-4 summarizes the City's strategy to achieve its 2021-2029 RHNA. It is recognized, however, that these strategies are deemed conservative–the City expects that additional residential and mixed-use projects will occur within specific plan areas and on underutilized sites throughout the city. The City's RHNA strategy reflects the City's policy to support the creation of mixed-income communities by assuming a mix of lower- and moderate-income housing on identified sites in established neighborhoods and a mix of lower-, moderate-, and above moderate-income housing in areas where there is no existing residential component. The following provides a high-level summary of the City's RHNA strategies.

- **Above moderate-income**. In addition to the capacity identified in pipeline projects and the analysis of strategies, the City has entitled additional capacity for several thousand homes that have not been credited toward the RHNA. Areas with development potential that are not included in the inventory include entitled specific plans, the downtown mixed-use district, and mixed-use

areas along the I-10 corridor. Several specific plans were also recently amended to allow more housing at higher densities, a trend the City expects to continue. There is sufficient capacity to accommodate the above moderate-income housing requirement of the RHNA.

- **Moderate-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the moderate- and lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate housing affordable to moderate-income households.

- **Lower-income**. Prior sections contained an analysis of the strategies that will be used to accommodate the lower-income RHNA. Sites and densities were demonstrated to be sufficient to accommodate affordable housing. In addition, specific programs were shown for each strategy that would encourage and facilitate housing production and that would also remove any potential constraints to development.

## Table 5-4
## Availability of Land to Meet RHNA, 2021–2029

| Site Area | | *Lower Income* | *Moderate Income* | *Above Moderate Income* | *Total Capacity* |
|---|---|---|---|---|---|
| 2021–2029 RHNA | | 8,926 | 3,329 | 8,599 | 20,854 |
| | Project Credits | - | - | (1,650) | (1,650) |
| | *Remainder* | *8,926* | *3,239* | *6,949* | *19,204* |
| Strategies | | | | | |
| #1 | Downtown | 20 | 20 | - | 40 |
| #2 | West Holt | 227 | 227 | - | 454 |
| | East Holt | 250 | 249 | - | 499 |
| #3 | Old Cardenas Market | 33 | 32 | - | 65 |
| #4 | Ontario Center Specific Plan | 151 | 152 | - | 303 |
| #5 | Ontario Mills Specific Plan | 1,564 | 782 | 782 | 3,128 |
| #6 | Great Park Corridor | 6,509 | 3,286 | 3,286 | 13,081 |
| | Grove Corridor | 1,152 | - | 2,978 | 4,130 |
| | Euclid Corridor | 731 | - | 2,229 | 2,960 |
| | Vineyard Corridor / Armstrong Ranch Specific Plan | 354 | - | 1,062 | 1,416 |
| #7 | Accessory Dwelling Units | 69 | 42 | 9 | 120 |
| | Total Capacity | 11,060 | 4,790 | 10,346 | 26,196 |
| | Surplus / Buffer | 2,134 (24%) | 1,461 (44%) | 3,397 (40%) | 6,992 (34%) |
| | | RHNA met | RHNA met | RHNA met | RHNA met |

Source: City of Ontario, 2021.

# Administrative and Financial Resources

## Funding Sources for Affordable Housing

The City's local housing programs are supported through federal funding and state funding programs that assist first-time homebuyers, build affordable housing, and help special-needs groups, such as seniors and large households, as listed in Table 5-5. In most cases, other entities, including for-profit and nonprofit developers, apply for funds or other program benefits. For example, developers apply directly for Section 202 grants. In general, the City relies on the private sector to develop new affordable units.

## Table 5-5
## Federal and State Housing Funding Programs

| *Program Name* | *Description* | *Eligible Activities* |
|---|---|---|
| Federal Funding Programs | | |
| Community Development Block Grant (CDBG) Program | The Department of Housing and Urban Development (HUD) awards CDBG annually to entitlement jurisdictions and states for general activities, including housing and economic development activities. HUD also offers various other programs that can be used by the City and nonprofit and for-profit agencies for the preservation of low-income housing units, such as Section 202 and Section 108 loan guarantees.<br>The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities." | Acquisition<br>Rehabilitation<br>Homebuyer Assistance<br>Economic Development Assistance<br>Homeless Assistance<br>Public Services<br>Infrastructure<br>Replacement |
| HOME Investment Partnerships Program | The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits. | Acquisition<br>Rehabilitation<br>Homebuyer Assistance<br>Rental Assistance |
| Housing Choice Voucher (HCV) Rental Assistance (Section 8) | Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants. | Rental Assistance |
| Section 811 | Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component. | Acquisition<br>Rehabilitation<br>New Construction<br>Rental Assistance |
| Section 203(k) | Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property. | Land Acquisition<br>Rehabilitation<br>Refinancing of Existing Debt |
| Section 202 | Grants to private nonprofit developers of supportive housing for very low-income seniors. | New Construction |

## Table 5-5
## Federal and State Housing Funding Programs

| *Program Name* | *Description* | *Eligible Activities* |
|---|---|---|
| Low-Income Housing Tax Credits (LIHTC) | In 1986, Congress created the federal LIHTC program to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years. | New Construction |
| Mortgage Credit Certificate Program | Offers income tax credits to first-time homebuyers. The County distributes the credits. | Homebuyer Assistance |
| Supportive Housing Program (SHP) | Offers grants to agencies who offer supportive housing and services to the homeless. | Transitional Housing<br>Housing for Disabled Persons<br>Supportive Housing<br>Support Services |
| Community Reinvestment Act | The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions. | New Construction<br>Rehabilitation<br>Acquisition<br>Support Services<br>Supportive Housing<br>Homebuyer Assistance |
| Emergency Solutions Grant | Awards grants to nonprofits for the provision of shelter support services. | Support Services |
| Emergency Solutions Grant-CARES (ESG-CV) | One-time funding for programs targeted to homeless or those at-risk for housing to prepare for, respond to, or prevent impacts of the coronavirus pandemic. | Support Services (Homeless Facilities and Program) |
| Multifamily Housing Program (MHP) | Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time. | New Construction<br>Rehabilitation<br>Preservation |
| CalHOME | Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes. | Homebuyer Assistance<br>Rehabilitation<br>New Construction |

## Table 5-5
## Federal and State Housing Funding Programs

| *Program Name* | *Description* | *Eligible Activities* |
|---|---|---|
| California Self-Help Housing Program | Provides grants for the administration of mutual self-help housing projects. | Homebuyer Assistance<br>New Construction<br>Administrative Costs |
| Emergency Housing and Assistance Program | Provides grants to support emergency housing. | Shelters<br>Transitional Housing |
| Affordable Housing and Sustainable Communities Program | Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions. | New Construction<br>Rehabilitation |
| Veterans Housing and Homeless Prevention Program | Provides funding to buy, construct, rehabilitate or preserve affordable multifamily housing for veterans and their families. | Acquisition<br>Construction<br>Rehabilitation<br>Preservation |
| Senate Bill 2 – Building Jobs and Homes Act | Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production. | Technical Assistance<br>Planning Document Updates |
| Local Early Action Planning (LEAP) Grants | The (LEAP grants program provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that:<br>Accelerate housing production.<br>Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment. | Housing element updates<br>Updates to zoning, plans or procedures to increase/accelerate housing production<br>Pre-approved architectural and site plans<br>Establishing State-defined Pro-housing policies<br>*See complete list in LEAP program materials* |
| No Place Like Home | Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities. | Permanent Supportive Housing |
| Infrastructure Infill Grant | Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing. | Infrastructure Improvements |

## Table 5-5
## Federal and State Housing Funding Programs

| *Program Name* | *Description* | *Eligible Activities* |
|---|---|---|
| Local Housing Trust Fund Program | Provides matching grants to funds provided by Local Housing Trust Funds. | Site Acquisition<br>Site Development<br>Homebuyer Assistance<br>Transitional Housing<br>Emergency Shelter<br>Multifamily Housing |
| Transit-Oriented Development Program | Supports the development of affordable multifamily rental housing near transit stations through low-interest loans. | New Construction<br>Rehabilitation<br>Infrastructure Improvements |
| State Funding Programs | | |
| Affordable Housing Partnership Program (AHPP) | Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing. | Homebuyer Assistance |
| Self-Help Builder Assistance Program | Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects. | Homebuyer Assistance<br>Site Acquisition<br>Site Development<br>Home Construction |
| California Housing Assistance Program | Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing. | Homebuyer Assistance |
| Extra-Credit Teacher Program | Provides $7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes. | Homebuyer Assistance |
| Housing Enabled by Local Partnerships | Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities. | Wide Range of Eligible Activities |
| Predevelopment Loan Program | The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local agencies or federal programs. | Pre-development |
| Multifamily Housing Program | HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low-interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations. | Rental Acquisition<br>Rental Rehabilitation |
| Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus) | This program provides funds for housing and services for persons who need support services for transition-age youth. | Supportive Housing<br>Foster Care |

## Table 5-5
## Federal and State Housing Funding Programs

| *Program Name* | *Description* | *Eligible Activities* |
|---|---|---|
| Special-Needs Housing Program | Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing. | New Construction<br>Supportive Housing |
| Home Mortgage Purchase Program | CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers. | Homebuyer Assistance |

### *Housing Choice Vouchers*

The federal government provides approximately $3 million to the Housing Authority of the County of San Bernardino to administer the Housing Choice Voucher (HCV) program. These funds are used to maintain the affordability of publicly subsidized affordable housing projects in Ontario. This allocation includes funding for approximately 501 Housing Choice Vouchers, and the Family Self-Sufficiency Program. Within Ontario, the approximate number of HCVs have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020. As of July 2021, there are 773 vouchers in use for the City of Ontario. This includes 735 in traditional voucher programs and 38 in special voucher programs, such as the Veterans Affairs Supportive Housing. The waitlists, which are for the entire County of San Bernardino remain closed as of July 2021. In March 2021, there were 20,382 tenant-based households on the waitlist and 60,744 total households on the waitlist.

(See Programs 23, 25, 27, and 31)

### *Community Development Block Grants (CDBG)*

The federal government provides funds for a range of housing and community development activities, including acquisition and disposition of real estate or property, public facilities and improvements, relocation, rehabilitation and construction of housing, homeownership assistance, and demolition activities. In addition, these funds can be used to acquire or subsidize at-risk units. The City of Ontario received approximately $1.8 million in funding in 2019–2020.

(See Programs 3, 4, 6, 7, 9, 27, 31, and 33)

### *HOME Partnership*

Ontario received approximately $666,000 in 2019–2020 in federal HOME funds. HOME funds can be used for activities that promote affordable rental housing and lower-income homeownership, including building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance, as well as the preservation of affordable housing.

(See Programs 1, 3, 4, 24, 27, 32, and 33)

## Transformative Climate Communities

Ontario received funding through the Transformative Climate Communities (TCC) grant program from the State of California ($33.2 million) for a variety of project types, including housing. The TCC housing component included gap funding of approximately $14 million for the development of a 101-unit affordable housing project known as Vista Verde. The construction of the Vista Verde Apartments begun on June 17, 2019, and was completed in March 2021. Within the project area, 24 solar photovoltaic (PV) systems were installed on the single-family homes, providing approximately 31 kilowatts (kw) in renewable energy capacity. Of the 101 units, 11 will be rented to households making below 30 percent of the area median income (AMI), 37 units will be rented to households at 50 percent AMI, and 42 units will be rented out to households at 60 percent AMI. The affordable housing units will be made available through a lottery process. Applicants who already work and live in Ontario will be given preference.

(See Programs 8 and 10)

## Permanent Local Housing Allocation

Ontario received funds that will be used for housing programs and homeless programs. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits.

(See Program 24)

# 6. PROGRAM EVALUATION

The 2021–2029 Housing Element sets forth goals, policies, and programs to address the community's housing needs. An important step in developing the City's housing strategy is the evaluation of the prior Housing Element in meeting the community's housing needs. This section evaluates progress in meeting the objectives of the 2013–2021 Housing Element.

## 2013–2021 Housing Element Goals

The 2013–2021 Housing Element defined four general goals to guide the allocation of financial, administrative, and land resources in Ontario. These broad goals and quantified objectives are summarized here.

- **Goal 1:** Encourage a diverse supply of housing types to accommodate a variety of incomes and lifestyles, support household and job growth, and facilitate mobility.
- **Goal 2:** Provide housing opportunities to meet the needs of residents, be affordable to all economic segments, and meet the City's share of the region's need for housing.
- **Goal 3:** Promote and encourage housing opportunity for all, regardless of age, race, sex, ethnicity, ancestry, national origin, marital status, physical condition, or family size.
- **Goal 4:** Promote and encourage the rehabilitation of deteriorated units and the conservation of the currently sound housing stock.

## 2013–2021 Special Housing Needs Summary of Accomplishments

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. Special needs are those associated with specific demographic or occupational groups that call for specific program responses, such as preservation of single-room occupancy hotels or the development of units with larger bedroom counts. The statute specifically requires analysis of the special housing needs of people who are elderly or disabled (including developmental disabilities), female-headed households, large families, farmworkers, and people experiencing homelessness. These special-needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances.

As shown in Table 6-1, Review of Previous Housing Element, the 2013 - 2021 Housing Element included several programs that addressed the community's special housing needs. Some of the accomplishments are highlighted below:

- In partnership with the Housing Authority of San Bernardino County, the approximate number of Housing Choice Vouchers (HCV) that were used by Ontario residents are: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020.
- In 2020, City staff worked with the National Foundation of Affordable housing to assist with the rehabilitation and preservation of the Ontario Townhouses project including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years.
- From 2016-2020, the city's Homeless Continuum of Care implemented programming for homeless residents through Mercy House providing basic needs and services to 4,662 clients. During Fiscal Year 2019-20, funding for the street outreach team was increased from 10 hours per month to 40 hours per week to better deliver services designed to house persons experiencing homelessness.
- The City has provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord / tenant mediation, 1,964 seniors were assisted with supportive services, two seniors received housing rehab grants, nine seniors received tenant-based rental assistance, and 782 units of affordable housing units were restricted for seniors.
- The City worked with two different developers on affordable housing developments that were completed in Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments provide family housing for extremely low-, very low-, and low-income households.
- From 2016-2020, the City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance program to provide rental assistance for chronically homeless individuals and families through rental assistance subsidies, security deposits, and utility deposits.

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| Neighborhoods and Housing | | | |
| *1. Code Enforcement*<br>Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:<br>· General Code Enforcement: The City utilizes an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available.<br>· Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.<br>· Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven | Objectives: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.<br>Responsible Agencies: Housing and Neighborhood Improvement, Police, Fire, Economic Development, Building, and Planning Departments<br>Funding: CDBG, HOME, ORA, and CalHOME funds<br>Timing: Ongoing, inspect properties annually | The Community Improvement Team completed the following:<br>Inspections: 5,305 in 2016, 4,646 in 2017, 5,201 in 2018, 5,283 in 2019, and 3,878 in 2020<br>Cases closed: 2,076 in 2016, 2,166 in 2017, 1,925 in 2018, 2,145 in 2019, and 1,607 in 2020.<br>The Rental Inspection Program completed the following:<br>Inspections: 4,018 in 2016, 7,477 in 2017, 6,948 in 2018, 5,134 in 2019, and 1,372 in 2020.<br>Abated violations: 1,963 in 2016, 4,190 in 2017, 5,960 in 2018, 4,083 in 2019, and 317 in 2020.<br>The COVID-19 crisis severely hindered Community Improvement Department activities in 2020. | Continue |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.<br>· Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties. | | | |
| *2. Quiet Home*<br>Residential neighborhoods located directly west of Ontario International Airport experience high noise levels. In the early 1990s, the Federal Aviation Administration, City of Los Angeles, and City of Ontario created a program to improve the quality of life in noise-impacted neighborhoods and community/airport compatibility. Eligible homes are outfitted with sound insulation to reduce the interior noise levels to 45db CNEL. The second component consists of the voluntary acquisition of eligible properties and reuse of properties in a manner compatible with the airport.<br>Eligibility is restricted to properties located within the noise contour map. Currently, the Los Angeles World Airport is updating the Part 150 Study, which may impact the eligibility area. The study is anticipated to be completed within 2014–2015. | Objectives: Continue to implement program.<br>Responsible Agencies: Ontario Housing Authority<br>Funding: Federal Aviation Administration, Los Angeles World Airport<br>Timing: Ongoing | Since the program began in 1994, 1,599 units have been insulated and 256 properties were acquired. The program has sold 30 parcels for future airport-compatible development.<br>The program was terminated in September 2015 because of updated noise exposure maps (NEM) eligibility noise contour, which eliminated funding for the program. | Delete – program no longer exists, and the noise contours have been modified in such a way that there is not a qualifying area for the funding from the Federal Aviation Administration. |
| *3. Historic Preservation*<br>Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has six historic districts and is surveying nine additional areas for the potential of | Objectives: Continue to implement program.<br>Responsible Agencies: Planning Department<br>Funding: General Fund, state and federal grants<br>Timing: Ongoing | As of 2020, 7 properties on the Ontario Register were reviewed for historic significance, 4 were removed, and 3 received a Tier Determination. Of the 3 properties that received a Tier Determination, 2 received Local Landmark designation, and 1 received a Local Historic District designation. Additionally, 1 Mills Act Contract (preservation agreement) was approved, and 6 contracts of the Annual Mills Act were completed. Staff continues to | Continue |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown). The City also implements an award-winning web-based historical resource management system that catalogs local historical resources and eventually offers interface capacities for the public to search the database. | | implement design review for historic properties and as of 2018, completed 237 projects for design review.<br>Staff participated in or coordinated the following community outreach activities: Model Colony Awards program, Historic Plaque program, Historic Preservation Month Photo Contest, development of an ESRI Storymap geographically displaying photographs and information for local historical points of interest, Ontario Showcase/Heritage Celebration, and the Ontario Festival of the Arts. | |
| *4. Housing Rehabilitation Loan and Grants*<br>When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners. Due to the State elimination of redevelopment funding and recent federal funding cutbacks, the City of Ontario is not currently able to provide owner-occupied rehabilitation programs. Should funding become available, the City will re-establish this program and provide associated quantified objectives. | Objectives: Continue to implement program, as funding is available.<br>Responsible Agencies: Housing Department<br>Funding: CDBG, HOME, CalHOME<br>Timing: Ongoing | The City of Ontario designed the Community Improvement Code Abatement Loan Program. In 2019 and 2020, no homes were rehabilitated through this program.<br>Under implementation of the CIT Homeowner Occupied Rehabilitation Loan Program, no homes were rehabilitated from 2016 to 2020.<br>Under implementation of the CIT Emergency Grant Program, the following number of homeowners received assistance: 1 in 2016, 1 in 2017, and 0 from 2018-2020.<br>The City's largest housing rehabilitation program, the CARES Program, continues to remain on hold. Funding for this program had been provided through the Ontario Redevelopment Agency's Low- and Moderate-Income Housing Fund (LMIHF). To date, no replacement funding has been identified and secured.<br>Using Community Development Block Grant (CDBG) funds, the City designed the Conservation Home Improvement Program (CHIP Loan). The program was launched in June 2020 to assist homeowners with exterior home improvements. As of July 2021, two loans were approved, with construction in progress and another two homeowners were proceeding through the eligibility process. | Modify to only include Conservation Home Improvement (CHIP) Loan Program |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| *5. CARES*<br>The City of Ontario implements the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multiagency program include code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program seeks to stabilize neighborhoods through a comprehensive approach to building community. The program has several components:<br>· Single-Family Improvement Loans. The City offers two low-interest deferred loan programs for homeowners (with a one- to five-year deferment) to make exterior improvements to their home.<br>· Neighborhood Improvements. The City improves streets (e.g., resurfacing, replacing curb and gutter, improving sidewalks and drainage), plants trees and greenways, and enforces codes. | Objectives: Continue program implementation, as funding is available.<br>Responsible Agencies: Housing and Neighborhood Revitalization Agency<br>Funding: CDBG, HOME, General Fund<br>Timing: Ongoing | As of July 2021, the program is on hold. This program was previously funded with LMIHF, HOME, and General Funds. However, limited availability of funding during the 5th cycle planning period hindered the City's ability to implement this program. | Continue and modify – City will seek funding to continue this program and restructure it as needed. |
| *6. Neighborhood Plans*<br>Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods. However, the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, | Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.<br>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization Agency<br>Funding: General Fund<br>Timing: Ongoing | The primary Neighborhood Planning programs implemented from 2016 to 2020 include the HEAL Zone and Transformative Climate Communities (TCC), Zoning Consistency Program, and Active Transportation Program (ATP).<br>Through the HEAL Zone and TCC programs, feedback from community leaders helped inform decision makers on policy and capital improvements. In 2020, over 6,000 people were invited to a variety of virtual workshops from topics including urban forestry to affordable housing and solar installation. Over four stakeholder meetings were attended through zoom.<br>The Zoning Consistency program was completed in 2018. A total of 552 properties were rezoned to either be consistent with existing residential uses or be more | Continue and modify to include that the City will continue to work on a Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities. |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
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| neighborhood organizations, or the preparation of neighborhood improvement plans. | | compatible with adjacent residential development by limiting uses. Members of a local community garden helped to develop language for a new Urban Agriculture section of the Development Code that went into effect January 2016.<br><br>The City received funding for infrastructure improvements as part of the ATP Cycle 1, Cycle 2, and Cycle 3. The ATP Cycle 1 and Cycle 2 were completed with improvements to pedestrian safety and access around Euclid, Bon View, Corona, Vineyard, and El Camino Elementary Schools. As part of ATP Cycle 3, design and right-of-way (ROW) acquisition was completed for the area around Sultana Elementary and De Anza Middle School.<br><br>Additionally, the City acquired the Systemic Safety Analysis Report Program (SAARP) Caltrans Grant to examine how to incorporate improved pedestrian, biking, and transit opportunities along the Euclid Avenue corridor. The City also received a GoHuman demonstration grant through the Southern California Association of Governments (SCAG) to provide an opportunity for public input to pedestrian and bicycle improvements being considered in downtown.<br><br>As part of the Active Transportation Master Plan, community outreach and most of the walk audits around public schools was completed. The City continues to move forward on the Multimodal Transportation Center Needs Assessment and Siting Criteria project that began in 2019 that will centralize multimodal options for residents and employees of and visitors to Ontario.<br><br>The City is also in the process of updating the City Parks Master Plan and initiated a city-wide parks survey in 2020. As of July 2021, the City anticipates that the City Council will adopt the Master Plan soon. | |

## Table 6-1
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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
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| *7. Neighborhood Stabilization*<br>The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010 provided an additional $1 billion for the Neighborhood Stabilization Program (NSP) that was originally established under the Housing and Economic Recovery Act of 2008. HUD awarded grants to 270 states and selected local governments to mitigate the negative impact of the nation's economic decline and housing market collapse and to stabilize and revitalize communities/areas hit the hardest. The City of Ontario was provided an allocation of $1,872, 853 in NSP3 funds. The City will utilize these funds (1) to acquire, rehabilitate, and resell single-family homes; (2) to acquire and rehabilitate multiple-family properties; (3) to provide financial assistance; (4) to establish land banks; (5) to demolish blighted structures; (6) to redevelop demolished or vacant properties; and (7) for administration (capped at 10 percent). | Objectives: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.<br>Responsible Agencies: Housing and Neighborhood Revitalization Agency<br>Funding: Federal NSP3 funds<br>Timing: Ongoing | Federal NSP3 funds were exhausted in 2013 and all NSP grant funding was closed out in 2018.<br>In 2019, the City Council approved the Neighborhood Preservation Strategy Plan, which designated four focus neighborhoods: Downtown, Nocta, Mission-Mountain, and Fourth-Grove. | Modify to switch from federal NSP to implementing Ontario's 2019 Neighborhood Preservation Strategy Plan |
| *8. Community-Oriented Policing*<br>The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues including code enforcement, crime-free multi-family housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program. | Objectives: Continue implementation of COPs program; coordinate marketing efforts with the new Quadrennial Inspection Program.<br>Responsible Agencies: Housing and Neighborhood Revitalization Agency, Code Enforcement, and Police Department<br>Funding: General Fund, CDBG<br>Timing: Ongoing | The Community Engagement Team takes a pro-active approach by partnering with building and property owners to prevent, deter, and solve crimes. The Crime-Free Housing and Trespassing program completed the following activities:<br>· In 2016, Code Enforcement presented the Systematic Rental Inspection Program at the Multifamily Crime-Free Training for apartment complex property owners and managers.<br>· In 2018, 80 apartment buildings and 8 businesses were enrolled in the Crime-Free Housing and Trespassing program. 280 individuals were served with trespassing forms.<br>· In 2019, two Crime-Free Multi-Housing classes were hosted by the Ontario Police Department. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program | Continue |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| | | and 527 individuals were served with forbidden trespass forms.<br>· In 2020, no Crime-Free Multi-Housing classes were hosted due to COVID-19. A total of 13 properties are enrolled in the Crime-Free Multi-Housing Program. A total of 16 properties are enrolled in the Trespassing Enforcement Program and 427 individuals were served with forbidden trespass forms.<br>Additionally, during inspections, on-site improvements are identified under the concept of Crime Prevention Through Environmental Design (CPTED). In 2019 and 2020, the Community Engagement Team prepared 3 comprehensive CPTED reports for businesses in the city. These reports outlined positive aspects of the businesses, challenges, and recommendations for improvement. | |
| **Housing Supply and Diversity** | | | |
| *9. Downtown Plan*<br>Ontario's Downtown covers 12 blocks along Euclid Boulevard. In 1983, the City adopted the Center City Redevelopment Project area to encourage development of a high-intensity, multiuse central business district and surrounding neighborhoods that maximize the productivity of commercial areas and housing opportunities. The $200 million Town Center Square project will provide a mix of housing, educational, retail, office, and government uses that will stimulate the renewal of Downtown. Although the General Plan redesignates a majority of the area for new housing and mixed uses, a comprehensive planning process is necessary to ensure the sensitive integration of new housing, commercial uses, open space, pedestrian paths, and transportation into the fabric of Downtown. | Objectives: Create a Downtown Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.<br>Responsible Agencies: Planning Department<br>Funding: General Fund, Tax Increment<br>Timing: 2015 | The objective of the downtown planning effort is to facilitate new mixed-use and residential development and continue to acquire property and assemble sites to facilitate new housing.<br>To facilitate new development and establish new businesses within the downtown area, the HEART (Historic Euclid Avenue Revitalization Team) Initiative was established in 2015. Through improved transit and placemaking efforts that integrate arts and culture, the HEART Initiative is creating an environment that attracts new housing, improves existing housing, and encourages a mix of uses and activities.<br>A strategic plan to diversify land uses and improve mobility and connectivity in the downtown area was approved in 2020.<br>In 2020, new affordable housing development was completed, including a 100% affordable (low and very low income) 101-unit transit-oriented development (TOD) project on Virginia/Holt and 100% affordable (low and very low income) 75-unit project on Vine/Holt. A 153-unit | Continue |

## Table 6-1
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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
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| | | mixed-use development was in the entitlement phase at the end of 2020. As of July 2021, the City was continuing to review and the project had not been approved by the Planning Commission.<br><br>The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations. Projects in the Downtown include the planting of approximately 300 right-of-way trees and development of the Vista Verde 101-unit Affordable Housing project. | |
| *10. Mountain and Euclid Corridors*<br><br>Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent or near to the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City will redesignate properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development as shown on the Official Land Use Plan (LU-01). The City will also develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others. | Objectives: Redesignate corridors for medium- and high-density residential uses and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.<br><br>Responsible Agencies: Planning Department<br><br>Funding: General Fund<br><br>Timing: Summer 2014 | All sites on the Housing Element Available Land Inventory along corridors Euclid Avenue and Mountain Avenue have been rezoned to medium-density residential, high-density residential, or mixed-use designations, and are consistent with the General Plan.<br><br>The City continues to monitor the on-going status of development in the Euclid Avenue and Mountain Avenue corridors. | Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors. |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
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| *11. Holt Boulevard*<br>Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The General Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will also explore the use of density incentives to encourage mixed-use development, offering higher densities for quality projects of a certain size. | Objectives: Redesignate Holt Boulevard for high-density residential and mixed uses, and develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels.<br>Responsible Agencies: Planning Department<br>Funding: General Fund<br>Timing: 2015 | All sites on the Housing Element Available Land Inventory along the Holt Boulevard corridor have been rezoned to accommodate higher densities.<br>The City continues to monitor the on-going status of development in the Holt Boulevard area. | Modify to reflect that rezoning was completed. Continue lot consolidation ordinance. Add that the City will continue to monitor the ongoing status of development in the Holt Boulevard area. |
| *12. New Model Colony*<br>The New Model Colony covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the city's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern New Model Colony. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning period. The General Plan has designated much of the area for medium- and high-density residential and mixed use. Although development is not expected to occur during the planning period, the City will continue to process specific plan applications and work with developers to | Objectives: Continue to review, approve, and implement plans to develop the New Model Colony.<br>Responsible Agencies: Planning Department<br>Funding: General Fund<br>Timing: Ongoing | New Model Colony is now known as Ontario Ranch. City staff continues to review and process applications for development in Ontario Ranch. Within Ontario Ranch, the following number of permits for new single-family and multifamily homes were issued: 482 in 2016, 762 in 2017, 1,063 in 2018, 1,398 in 2019, and 864 in 2020. Completion of infrastructure, approval of specific plans, and cancellation of the Williamson Act contracts remain ongoing as of July 2021. The City continues to coordinate with developers on planned developments. | Continue and modify to update name to Ontario Ranch. |

## Table 6-1
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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| address outstanding issues, in particular the financing of infrastructure in the western New Model Colony. | | | |
| *13. Downtown Core Catalyst Project*<br>The City of Ontario has embarked on a strategy for a large-scale undertaking that would act as the catalyst for the resurgence of Downtown Ontario. The City of Ontario was awarded one of only 13 prestigious Catalyst awards from the State of California in 2010 for efforts to revitalize downtowns through this strategy. Upon completion of all of the activities included in the Downtown Core Catalyst, 519 housing units will be developed. | Objectives: Continue to implement the programs identified in the Downtown Core Catalyst Project as funding is available.<br>Responsible Agencies: Housing and Neighborhood Revitalization Agency<br>Funding: State and federal<br>Timing: By 2018 | The Catalyst program was completed in 2017. During the Catalyst program, 375 of the anticipated 519 housing units were completed in the Downtown area and the City met all data collection and monitoring requirements of the program. This program did not provide funding for development or program implementation and with the loss of redevelopment funds, the remainder of the planned development was unable to be completed during the project term. | Delete |
| *14. Design Review*<br>The City implements a design review program to ensure quality housing, maintain property values, stabilize neighborhoods, and improve quality of life. For standard projects, the City's Residential Design Guidelines provide objective standards and graphics to illustrate the preferred methods of planning, neighborhood design, and construction for subdivisions, open space and landscaping, lots and buildings, architecture, and other aspects. For certain infill projects in the Downtown or other focus areas of the community, the City may adopt a PUD ordinance or Planned Residential Development Overlay to provide for more flexibility in design. Specific plans provide another means to address the design of large-scale projects. The General Plan includes a Community Design Element that provides unifying and broader principles of community design. | Objectives: Continue to implement design review process.<br>Responsible Agencies: Planning Department<br>Funding: General Fund<br>Timing: Ongoing | City staff continues to implement a design review process. The City is in the process of updating its The Ontario Plan, including the Policy Plan. The update includes Objective Design and Development Standards for single-family residential, multifamily residential, and mixed-use developments. | Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process as of July 2021. Update program name to "Senate Bill 2 Implementation" |
| *15. Green Building*<br>Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private | Objectives:<br>- Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.<br>- Renewable energy incentive and energy efficiency programs. | The City continues to encourage opportunities in the private sector for point-of-sale retro-fits. The City is in the process of updating its General Plan, including the section on energy discussion. The City continued to trend towards the target of 30% greenhouse gas reduction below Year 2020 business as usual by Year 2020. The City is actively | Continue |

## Table 6-1
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| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The General Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use. | - Develop a citywide 20-year energy plan.<br>- Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines.<br>Responsible Agencies: Planning/Building/Public Works<br>Funding: General Fund<br>Timing: Ongoing | participating in the TCC Ontario Shines Program that has resulted in over 24 low-income solar installations.<br>Overall, City consumption of potable water has been reduced by 21% through a combination of water use reduction, transition to recycled water irrigation systems, and drought-tolerant landscaping.<br>The City is continuing to reduce emissions through participation in GGRF Cal Fire Grant that provided additional planting of 150 tress acting as a carbon sink and supporting reductions in the heat island effect. | |
| *16. Land Monitoring Program to Meet the RHNA*<br>The City is in the process of updating the Development Code for consistency with the Land Use designations of The Ontario Plan. This program will implement a land monitoring program to ensure that the City has enough land to meet its Regional Housing Needs Allocation, through out the planning period. The City has identified 83 acres to be rezoned to allow development to occur at a density of 25–45 dwelling units per acre. This program will ensure that the proposed sites are rezoned to appropriate densities and identify additional sites to be rezoned if any of the proposed sites cannot be rezoned.<br>All rezoned sites will permit owner-occupied and rental multi-family developments by right and will not require a conditional use permit, a planned unit development permit, or any other discretionary review. All sites will accommodate a minimum of 20 units per acre and at least 16 units per site, per state law requirements. In addition, the City will ensure that at least 50% of its lower- income RHNA shortfall is accommodated on sites designated for exclusively residential uses. | Objectives: Ensure there is a sufficient supply of multi-family zoned land to meet the housing needs identified in the Regional Housing Needs Allocation.<br>Responsible Agencies: Planning<br>Funding: General Fund<br>Timing: Within the first three years of the planning period. | The Development Code was updated for consistency with Land Use Designations in 2018 or 2019.<br>The rezoning required to meet the 5th cycle Regional Housing Needs Allocation (RHNA) was completed.<br>City staff monitors entitlement applications to ensure that the Available Land Inventory is maintained and verifies that development of identified sites complies with the minimum density indicated in the Available Land Inventory or identifies alternate sites to meet the City's RHNA needs. Safeguards have been incorporated into the City's Discretionary Permit Application, which includes an affidavit regarding compliance with the Available Land Inventory. | Continue and update, include No-Net Loss and, if necessary, another rezone program. |

## Table 6-1
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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| Governmental Regulations/Constraints | | | |
| *17. Incentives*<br>The City of Ontario offers several different types of incentives to facilitate housing production, including:<br>· Financial Incentives: The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.<br>· Regulatory Incentives: The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments, residential | Objectives: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.<br>Responsible Agencies: Housing and Neighborhood Revitalization Agency<br>Funding: General Fund<br>Timing: Ongoing and at least annual outreach to developers of affordable housing, including non-profit. | The City continues to offer financial incentives for affordable housing projects where feasible and as funding is available. Housing incentives have also been included in the comprehensive Development Code update, which was adopted in 2016. | Continue |

## Table 6-1
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| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| infill projects near transit facilities, the replacement of underperforming commercial uses with new residential use, the improvement and/or intensification of existing, mid-block residential uses, or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis. | | | |
| *18. Land Acquisition*<br>Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City of Ontario will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing. | Objectives: Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.<br>Responsible Agencies: Ontario Housing Authority<br>Funding: General Fund, NSP3, and other funding as available<br>Timing: Ongoing | City staff continues to implement programs as funds become available.<br>The City has acquired some sites for affordable housing development and then sold those properties to qualified affordable housing developers, including sites for Emporia Place Phase I, Emporia Place Phase II, and Vista Verde. | Continue |
| *19. Planned Unit Development (PUD)*<br>Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and | Objectives: Continue to utilize the PUD to create tailored development standards to facilitate new housing.<br>Responsible Agencies: Planning Department<br>Funding: General Fund<br>Timing: Ongoing, 2010 | The PUD continues to be a viable tool to implement new multifamily housing. Building permits for multifamily homes by year include 2 in 2014, 0 in 2015, 98 in 2016, 81 in 2017, 246 in 2018, 458 in 2019, and 188 in 2020, for a total of 1,173. | Continue |

## Table 6-1
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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
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| detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts. | | | |
| *20. Mixed-Use and High-Density Residential Zone and Standards*<br>The General Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the I-10 Corridor, the New Model Colony, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). To facilitate the development of quality housing and exemplary design, the City will create mixed-use zoning and development standards allowing up to 125 units per acre and a high-density residential zone and standards allowing 25 to 45 units per acre. The parameters of the ordinance have yet to be designed; however, the intent of the ordinance is to facilitate high-density housing. In both these zones, high-density residential and mixed use will be allowed by right. | Objectives: Develop new mixed-use and high-density residential development zone and standards to implement the General Plan. Allow residential uses by right in both zones.<br>Responsible Agencies: Planning Department<br>Funding: General Fund<br>Timing: 2014 | New General Plan land use designations were adopted in 2010. The 2016 comprehensive update to the Development Code implements the General Plan land use designations and allows residential uses by right within the High-Density Residential and Mixed-Use zones. The City continues its efforts in processing zone changes to bring alignment with the adopted General Plan. In 2020, no additional parcels were rezoned to High-Density Residential or Mixed-Use zones. | Continue and modify to refer to Objective Design and Development Standards that are being developed with the General Plan Update that is currently in process, as of July 2021. |

## Table 6-1
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| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| **Housing Assistance** | | | |
| *21. Public Housing*<br>The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by the US Department of Housing and Urban Development, the Housing Voucher program extends rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the scattered site program, Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. This program serves up to 600 individuals and families in the City of Ontario. | Objectives: Continue to assist up to 600 households under the public housing program and seek additional vouchers as available.<br>Responsible Agencies: Housing Authority of the County of San Bernardino<br>Funding: US Department of Housing and Urban Development<br>Timing: Ongoing | Public housing programs in Ontario are administered through the Housing Authority of the County of San Bernardino (HACSB). Within Ontario, the approximate number of Housing Choice Vouchers have been available: 496 in 2016, 422 in 2017, 527 in 2018, 676 in 2019, and 747 in 2020. | Continue, add mobility objectives and commitment to facilitating the movement of voucher holders to areas of high opportunity and resources. |
| *22. Homeownership*<br>The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City of Ontario also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance. | Objectives: Implement down payment assistance programs citywide.<br>Responsible Agencies: Housing and Neighborhood Revitalization<br>Funding: HCD, BEGIN, CalHOME<br>Timing: Ongoing | In 2016, the City secured $1 million in CalHome Mortgage Assistance Program funds to offer down payment assistance to qualified low-income families, assisting a total of one household. The CalHome Mortgage Assistance program ended in 2017. City staff continue tracking the use of loan funds paid off in a reuse account for use on eligible projects.<br>The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits. | Continue and modify |

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| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| *23. Preservation of At-Risk Housing*<br>The City maintains more than 1,500 units of rental housing affordable to seniors, families, and individuals earning lower incomes. The City is committed to preserving its stock of affordable housing, some of which is at risk of conversion and/or needs significant renovation and improvement. The City remains committed to preserving its affordable housing and will monitor the status of the affordable housing projects, provide technical assistance, and consider appropriate actions should these projects be at imminent risk of conversion. | Objectives: Monitor the status of at-risk projects and, if they are at imminent risk of conversion, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.<br>Responsible Agencies: Ontario Housing Authority<br>Funding: Federal government<br>Timing: Ongoing | The 2013-2021 Housing Element reported the existence of one development with affordable units that were at risk of converting to market rate within 10 years of the start of the planning period. That development, the Ontario Townhouses project, a project-based Section 8 voucher property, was preserved in 2020. City staff worked with the National Foundation for Affordable Housing to assist with the rehabilitation of the Ontario Townhouses project, a project-based Section 8 voucher property, including an extension of the Project Based Vouchers (PBV) contract for an additional 20 years. The project was completed during early 2020.<br>As of September 2021, there are a total of 3,539 assisted, multifamily rental units in the city, of which, 460 units were "at-risk" of conversion to market rate. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units. | Continue |
| *24. Jack Galvin Accord*<br>The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes utilities, taxes, and capital improvements; provides a process for requesting rent | Objectives: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.<br>Responsible Agencies: Housing and Neighborhood Revitalization<br>Funding: General Fund<br>Timing: Ongoing | City staff administered the Accord that covers 1,697 mobile home units in 10 mobile home parks throughout Ontario. City staff distributed the annual rent adjustments allowed as part of the Accord and designed to limit rental increases within the participating mobile home parks. The Accord was approved for a 5-year extension on November 15, 2019, with an expiration date of January 5, 2025. | Continue |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| reductions for service reductions; and allows for rent adjustments for resale. The term of the agreement was adopted in 1999, and per extensions continues in effect today. The City will continue to implement and enforce this ordinance. | | | |
| **Special-Needs Housing** | | | |
| *25. Fair Housing*<br>Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. As part of the AI update, the City will review its Municipal Code, local government regulations, and other practices such as the definition of a family. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario. | Objectives:<br>- Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services.<br>- Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments, including the definition of a family.<br>- Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority.<br>Responsible Agencies: Ontario Housing Authority<br>Funding: CDBG<br>Timing: Ongoing | The City of Ontario has worked in conjunction with the Inland Fair Housing and Mediation Board to affirmatively further fair housing opportunities in this community. The Inland Fair Housing and Mediation Board "actively supports and promotes freedom of residence through education, advocacy, and litigation to the end that all persons have the opportunity to secure the housing they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by law." The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. In addition, the City has provided fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. | Continue and update to comply with Assembly Bill 686. Modify to remove reference to definition of family. |
| *26. Homeless Continuum of Care*<br>The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people utilizing Emergency Solutions Grant funds. | Objectives: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.<br>Responsible Agencies: Housing and Neighborhood Revitalization<br>Funding: Federal funds and private financing<br>Timing: Ongoing | The City's Continuum of Care implements programming for homeless residents.<br>The Mercy House Ontario Access Center has provided basic needs and services to the following number of (unduplicated) clients: 1,385 in 2016, 1,041 in 2017, 809 in 2018, 683 in 2019, and 744 in 2020.<br>The Assisi House and Aftercare Services Program has provided transitional housing and aftercare services to the following number of (unduplicated) clients: 47 in 2016, 59 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020. | Continue |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino. | | HOME Tenant-Based Rental Assistance (TBRA) has provided tenant-based rental assistance to the following number of households: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020.<br><br>Through HUD's Supportive Housing Program, Project Gateway has helped secure permanent housing with wrap-around services for chronically homeless individuals with disabilities and their families. The following number of households have been served: 13 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020.<br><br>In cooperation with Ontario Housing Authority, Mercy House, and Mercy House CHDO, a total of 76 permanent housing units continue to be provided for priority occupancy to participants in the CoC.<br><br>Ontario has created new programs to assist in the delivery of services designed to house persons experiencing homelessness within the city.<br>· In Fiscal Year 2019-20, the funding for the street outreach team was increased from 10 hours per month to 40 hours per week.<br>· The Extreme Weather Motel Voucher Program assisted 11 persons with a total of 58 bed nights in 2019, and 14 persons in 2020. The Program was adapted to begin the COVID-19 motel voucher program in March 2020, serving 57 households from March 2020 to September 2020. The Emergency Motel Voucher Program was implemented in November 2020 to provide shelter to unhoused individuals and families. During Fiscal Year 2020-21, 92 households were served by the Emergency Motel Voucher Program. All individuals assisted are provided with the opportunity for case management focused on connecting the individuals to housing.<br>· The LMIHF Utility Assistance Program assists persons experiencing homelessness with $0 income to participate in the existing HOME TBRA program operated as part of the CoC. This program was | |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| | | canceled in March 2020 in an effort to focus resources on housing unsheltered persons during the COVID-19 pandemic.<br>· The City partnered with a local school district to identify homeless families and assist these families with rental subsidies through the HOME TBRA Program.<br>· The City facilitated monthly meetings with Ontario focused homeless providers and governmental agencies to coordinate services to transition individuals/families from homelessness into a stable housing program.<br>· The COVID-19 Rapid Re-Housing Program finds housing solutions for persons at-risk of homelessness during the pandemic. During 2020, 2 households received assistance. | |
| *27. Senior Housing*<br>The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population. | Objectives: Continue to provide a full range of housing support services.<br>Responsible Agencies: Housing and Neighborhood Revitalization<br>Funding: State and federal funds<br>Timing: Ongoing | The City continues to monitor 762 units of affordable senior housing. The City continued to work with non-profit housing groups to build senior housing projects in the community. The City provided a range of supportive services for seniors. Between 2013 and 2020, 182 seniors were assisted with fair housing issues, 1,008 seniors were assisted with landlord/tenant mediation, 1,964 seniors were assisted with support services, 2 seniors received housing rehab grants, 9 seniors received tenant-based rental assistance, and 782 units of affordable housing were restricted for seniors. | Continue |
| *28. Housing for People with Disabilities*<br>The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, | Objectives:<br>- Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.<br>- Update the definition of family to comply with state law.<br>Responsible Agencies: Building and Planning Department | The City enforces state and federal accessibility laws to facilitate the improvement of housing for persons with disabilities and encourages reasonable accessibility accommodations. The definition of the family has been updated to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. The City's Tenant-Based Rental Assistance (TBRA) Program has served 17 disabled households since inception in 2014. For the next cycle, the definition of a | Continue and modify to remove reference to definition of family. Add reference to Inland Regional Center. |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and appropriateness of modifying building standards to encourage visitability concepts in new housing. Additionally, to ensure compliance with state law, the City will update its definition of "family" to state "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit." | Funding: General Fund<br>Timing: Ongoing, update the definition of family within one year of adoption of the Housing Element. | family will be changed to one or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit. This program will continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities. | |
| *29. Family Housing*<br>Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its Community Development Block Program programs such as child care, after-school programs, food programs, and other services targeted for lower-income households, including large families. | Objectives: Continue program implementation.<br>Responsible Agencies: Housing and Neighborhood Revitalization, Housing Authority of the County of San Bernardino<br>Funding: General Fund, CDBG<br>Timing: Ongoing | The City continues to monitor 1,228 units of affordable family housing. In addition, Ontario worked with two different developers to construct two affordable housing developments with construction that were completed during Fiscal Year 2020-21 - Emporia Place (75 units) and Vista Verde (101 units). These two new developments will provide for extremely low-, very low-, and low-income units for families. | Continue |

## Table 6-1
## Review of Previous Housing Element

| Program | Implementation | Result/Effectiveness | Continue/Modify/Delete |
|---|---|---|---|
| *30. Extremely Low-Income Households*<br>The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns. | Objectives:<br>- Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications.<br>- Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.<br>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization<br>Funding: CDBG, HOME, federal and state grants<br>Timing: Annually | The City continues to provide housing assistance to extremely low-income households.<br>The City has restricted the following number of housing units for extremely low-income occupants: 12 in 2016, 12 in 2017, 12 in 2018, 20 in 2019, and 20 in 2020.<br>Under implementation of Project Gateway, the following number of housing units were occupied by extremely low-income households: 8 in 2016, 10 in 2017, 10 in 2018, 6 in 2019, and 13 in 2020.<br>The HOME Tenant Based Rental Assistance (TBRA) has assisted the following total number of households: 9 in 2016, 11 in 2017, 14 in 2018, 13 in 2019, and 34 in 2020.<br>The CoC Permanent Housing (excluding Project Gateway and HOME TBRA) has assisted the following number of households: 6 in 2016, 6 in 2017, 6 in 2018, 2 in 2019, and 2 in 2020.<br>The Assisi House and Aftercare Services program has served the following number of (unduplicated) persons: 47 persons in 2016, 29 in 2017, 38 in 2018, 59 in 2019, and 50 in 2020.<br>The Ontario Access Center has served the following number of (unduplicated) persons: 1,385 in 2016, 1,039 in 2017, 808 in 2018, 683 in 2019, and 744 in 2020.<br>Foothill Family Shelter has assisted the following number of (unduplicated) persons: 12 in 2016, 26 in 2017, and 7 in 2018.<br>Services for Victims of Domestic Violence and Their Children has assisted the following number of (unduplicated) persons: 54 in 2016, 25 in 2017, 74 in 2018, 52 in 2019, and 86 in 2020.<br>The Family Stabilization Program at SOVA Program Center has assisted the following number of | Continue |

## Table 6-1
## Review of Previous Housing Element

| *Program* | *Implementation* | *Result/Effectiveness* | *Continue/Modify/Delete* |
|---|---|---|---|
| | | (unduplicated) persons: 2,444 in 2016, 2,589 in 2017, 2,503 in 2018, 1,890 in 2019, and 2,776 in 2020.<br><br>Fair Housing services has assisted the following number of (unduplicated) households: 101 in 2016, 71 in 2017, 106 in 2018, 105 in 2019, and 126 in 2020.<br><br>Landlord-Tenant Mediation services has assisted the following number of (unduplicated) households: 863 in 2016, 740 in 2017, 718 in 2018, 539 in 2019, and 892 in 2020.<br><br>Senior Services has assisted the following number of (unduplicated) persons: 142 in 2016, 133 in 2017, 166 in 2018, 122 in 2019, and 157 in 2020.<br><br>Child Care Subsidies has assisted the following number of (unduplicated) persons: 18 in 2016, 17 in 2017, 6 in 2018, 14 in 2019, and 56 in 2020. | |
| *31. Special-Needs Housing*<br><br>In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness. | Objectives: Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special needs housing projects.<br><br>Responsible Agencies: Planning Department, Housing and Neighborhood Revitalization<br><br>Funding: CDBG, HOME, federal and state grants<br><br>Timing: Annually | In conjunction with public agencies and community organizations, the following number of Supportive Housing Program project-based vouchers are available each year for chronically homeless with disabilities and their families: 12 in 2016, 12 in 2017, 12 in 2018, 12 in 2019, and 13 in 2020.<br><br>The City, in conjunction with Mercy House Living Centers, implemented the HOME Tenant-Based Rental Assistance to provide rental assistance and assistance with security deposits and utility deposits to chronically homeless individuals and households. Each year, the following number of homeless households have received assistance for permanent housing: 15 in 2016, 17 in 2017, 23 in 2018, 25 in 2019, and 34 in 2020.<br><br>The City continues to pursue funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness. | Continue |

# 7 HOUSING ELEMENT OUTREACH

The City of Ontario conducted a housing element outreach program that included a combination of public meetings, consultations, and surveys.

## 2020-2024 Consolidated Plan

The community outreach process for the preparation of the 2020-2024 Consolidated Plan and 2020-2021 One-Year Action Plan offered numerous opportunities for public input, comment, and review. The City hosted and coordinated a public hearing, three community forums, resident surveying, and stakeholder consultations. The culmination of public input provided the City with priority areas to help address housing needs and homelessness.

### Public Outreach

A public hearing was held on February 3, 2020, to provide the public an overview of the process and components of a Consolidated Plan and for the public to submit comments and input on the Community Needs Assessment Survey. Bilingual staff was available for translation. Display advertisements and legal advertisements to promote the public hearing were published on January 9 and January 17, 2020, in the local newspaper *Inland Valley Daily*.

Three community forums were held on February 19, 2020, at Veterans Memorial Park Community Center, February 25, 2020, at Dorothy Quesada Community Center, and February 28, 2020, at De Anza Park Community and Teen Center. Residents were provided with the Community Needs Assessment Survey and information about the Consolidated Plan. Attendees were invited to participate in an engagement activity where residents selected their highest priority in select categories among activities eligible for Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) funding.

The City held a community fair on February 29, 2020, with over 500 residents in attendance. At the Housing department booth, attendees were invited to complete the Community Needs Assessment Survey and participate in the engagement activity presented at the community forums.

## Stakeholder Consultations

The City consulted with 18 stakeholder groups representing public and private entities, service providers, or community organizations. Table 7-1 provides more information on the stakeholder consultation process, including the type of stakeholder, specific housing topics discussed, and anticipated outcomes of the consultation.

### Table 7-1
### Stakeholder Consultations

| *Agency/Group/ Organization* | *What section of the 2020-2024 Consolidated Plan was addressed by Consultation?* | *How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?* |
|---|---|---|
| Ontario Housing Authority | Housing Need Assessment<br>Public Housing Needs | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing affordable housing. |
| Neighborhood Partnership Housing Services, Inc. | Housing Need Assessment | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with first-time homebuyer and owner-occupied rehabilitation loan programs, and other programs and services relating to homebuyer education, financial literacy, and homeowner assistance. |
| AOF/Golden State Community Development Corp. | Housing Need Assessment | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination with a possible Community Housing Development Organization (CHDO). |
| Mercy Housing Living Centers | Homelessness Strategy<br>Homeless Needs – Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services and permanent supportive housing. |
| Inland Fair Housing and Mediation Board | Housing Need Assessment<br>Non-Homeless Special Needs<br>Fair Housing Strategy | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing increased services for senior citizens, fair housing services, landlord/tenant mediation services, fair housing education, testing, and enforcement, first-time homebuyer education, and financial literacy programs. |
| County of San Bernardino Office of Homeless Services | Homelessness Strategy<br>Homeless Needs – Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services in the region, HMIS services, Continuum of Care coordination, and coordinated assessment system. |
| Ontario-Montclair YMCA | Non-Housing Community Development Strategy | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of childcare for affordable housing residents. |
| Ontario-Montclair School District | Homeless Needs - Families with children | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Identification and coordination of services for homeless families within the school district. |

## Table 7-1
## Stakeholder Consultations

| *Agency/Group/ Organization* | *What section of the 2020-2024 Consolidated Plan was addressed by Consultation?* | *How was the Stakeholder consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?* |
|---|---|---|
| Ontario Senior Center | Non-Homeless Special Needs | Invited to participate in community meetings/public hearings. Coordination of Homeowner Energy Assistance Program (HEAP) services and social services for senior residents within affordable senior housing projects. |
| Rolling Start, Inc. | Non-Homeless Special Needs | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Section 504 outreach and identifying potential participants for affirmative marketing outreach for affordable housing units. |
| San Bernardino County Department of Behavioral Health | Housing Need Assessment<br>Homelessness Strategy<br>Homeless Needs – Chronically homeless | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of Project Gateway (Shelter Plus Care vouchers) and proactively working together to secure additional resources to serve Ontario residents. |
| Foothill AIDS Project | Housing Need Assessment<br>Homelessness Strategy | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination and identification of potential participants for affirmative marketing outreach for affordable housing units. |
| County of San Bernardino Children and Family Services | Non-Housing Community Development Strategy | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination for potential bridge housing resources. |
| Inland Valley Hope Partners | Homelessness Strategy<br>Homeless Needs – Chronically homeless<br>Homeless Needs - Families with children | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing services for the homeless and those at-risk of homelessness and identification of potential participants for affirmative marketing outreach for affordable housing units. |
| House of Ruth, Inc. | Homelessness Strategy<br>Homeless Needs - Families with children | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination of providing services for victims of domestic violence and potential identification of participants for affirmative marketing outreach for affordable housing units. |
| State of California Housing and Community Development | Housing Need Assessment | The City reviews all possible leveraging resources and will investigate opportunities to use various programs that will fund identified community needs (Affordable Housing and Sustainable Communities (AHSC), Veteran Housing and Homeless Prevention (VHHP), Emergency Housing and Assistance Program Capital Development (EHAP-CD), and others). Actively support efforts to create permanent affordable housing funding sources. |
| Foothill Family Shelter | Homelessness Strategy<br>Homeless Needs - Families with children | Invited to participate in community meetings/public hearings and a copy of the executive summary was provided for feedback and comments. Coordination in providing homeless services, transitional housing, and identification of potential participants for affirmative marketing outreach for affordable housing units. |
| Housing Authority of the County of San Bernardino | Public Housing Needs | Requested review of public housing needs section and a copy of the executive summary was provided for feedback and comments. Implement permanent supportive housing programs and work together to secure state and federal resources for the region. |

## Summary of Priority Needs

The Community Needs Assessment Survey, in concert with the feedback at meetings and consultations, highlight the City's clear and detailed need for investment in affordable housing for both owner-occupied and renter-occupied households, programs for homeless persons, and homelessness prevention. Table 7-2 summarizes the city's housing needs, including level of priority, identified throughout the outreach process.

### Table 7-2
### Summary of Priority Needs

| *Need* | *Priority Level* | *Description* | *Basis for Priority Level* |
|---|---|---|---|
| Affordable housing- rental assistance | High | Housing Choice Vouchers (Section 8) extend rental subsidies to very low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority and 30 percent of the tenant's income. | Rental assistance programs are a high priority because they are a way to meet the pressing need for affordable housing. (See Program 23.) |
| Affordable housing- production of new units | High | Projects to produce new affordable housing units may be targeted to owner-occupied or renter-occupied housing types. | Production of new units is a high priority because they are a way to meet the pressing need for affordable housing. (See Programs 8, 9, 10, 11, 15, and 32) |
| Affordable housing- rehab of existing units | Medium | Rehabilitation of existing units could be targeted to owner-occupied or renter-occupied households. The programs would preserve the existing housing stock. | Rehab of existing units is important because preservation and maintenance are critical to maintain quality housing conditions. Nearly 60% of existing units were built prior to 1979, indicating a potential need for rehab. (See Programs 1, 3, 31, and 33) |
| Affordable housing – acquisition of existing units | High | The acquisition or preservation of existing units may assist in creating new affordable housing units or ensuring the continued affordability of units preserved. | Acquisition of existing units is a high priority because they are a cost-effective way to meet the pressing need for affordable housing (See Programs 16, 25, and 26) |
| Homelessness- outreach | High | The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness.<br>Outreach programs provide basic needs to homeless individuals and families and also provide appropriate referrals to services needed by specific populations, such as those with chronic substance abuse, victims of domestic violence, veterans, and persons with HIV/AIDS. | Outreach services are a high priority because they can provide the necessary first step toward the goal of transitioning someone from homelessness to stable housing.<br>(See Programs 27, 28, 32 and 33) |
| Homelessness- emergency/ transitional shelter | High | The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. Emergency shelter and transitional housing programs provide temporary housing for homeless individuals and families. | An emergency/transitional shelter is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing.<br>(See Programs 17, 20, 27, 28, and 33) |
| Homelessness- rapid re-housing | High | The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness. | Rapid re-housing is a high priority because it can provide a temporary roof as someone works toward the goal of transitioning from homelessness to stable, permanent housing. Ontario will continue to work with its partners at the Housing Authority for the County of San Bernardino and the County of San Bernardino |

Table 7-2
Summary of Priority Needs

| *Need* | *Priority Level* | *Description* | *Basis for Priority Level* |
|---|---|---|---|
| | | Rapid re-housing programs provide a needed resource to quickly move those living on the streets or in shelters into permanent housing. | Department of Behavioral Health to provide rapid re-housing services.<br>(See Programs 17, 20, 27, 28, and 33) |
| Homelessness- prevention | High | The City has developed a Continuum of Care in Ontario that serves all segments of the homeless population and those at risk of homelessness.<br>Prevention services can often be the link to keep a household in their current housing and diminish the growth of the homeless population. | Services that keep someone who is at risk of becoming homeless in their home is a high priority because it meets a pressing need and is more cost-effective than providing housing for someone once they've become homeless.<br>(See Programs 17, 20, 27, 28, and 33) |

## Assessment of Fair Housing

The City of Ontario's outreach process for the Consolidation Plan also included outreach for fair housing. A broad array of outreach was conducted, such as community forums, focus groups, and public hearings to ensure that the analysis contained in the Fair Housing Assessment truly reflects conditions in a community and that the goals and strategies are targeted and feasible.

## Stakeholder Consultations and Surveys

In preparation of the Fair Housing Assessment, the City reached out to a wide array of stakeholders to hear directly about fair housing issues affecting residents. Stakeholders included Spanish-speaking groups, tenants, homeowners, fair housing organizations, civil rights and advocacy groups, organizations serving people with disabilities (including physical disabilities and people with HIV/AIDs), organizations serving domestic violence survivors, social services providers, and homeless providers. All community meetings had translation services available in Spanish. In addition, all meetings were held in locations accessible to people with mobility issues.

Fair housing surveys were conducted in-person both in English and Spanish at the community meetings and community fair. The majority of respondents were members of protected classes. Of the 73 respondents, 21 found housing discrimination to be an issue in Ontario, and 14 directly experienced discrimination. Survey respondents cited race as the reason for discrimination, followed by color, familial status, national origin, and disability.

## Contributing Factors to Fair Housing Issues

The 2020 Assessment of Fair Housing Choice identified the following contributing factors to fair housing issues:

- Lack of meaningful language access for individuals with limited English proficiency (See Programs 24 and 27)
- Lack of affordable housing in moderate- and high-resource areas of the city (See Programs 13 and 23)
- Lack of investment/community revitalization strategies in low-resource areas of the city (See Programs 4, 10, and 27)
- Availability of rentals that accept HCV in moderate- and high-resource areas of the city (See Program 23 and 31)
- Displacement of residents in moderate- and/or high-resource areas of the city because of economic pressure (See Programs 23, 27, and 32)
- Concentration of affordable housing in low-resource areas of the city (See Programs 13 and 23)
- Lack of access to opportunity due to high housing cost (See Programs 11 and 27)
- Instances of private discrimination (See Programs 20 and 27)
- Lack of accessible affordable housing appropriate for persons with disabilities (See Programs 3, 27, 30, and 33)
- Availability of affordable housing units in a range of sizes (See Programs 23 and 31)
- Age of housing stock in northwest area of the city (See Programs 1, 3, 16, 31, and 33)
- Cost of home repairs (See Programs 1, 3, 16, 29, 31, and 33)
- Availability of affordable housing in the form of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) (See Programs 20, 27)
- Lack of meaningful language access for individuals with limited English proficiency to learn about rehabilitation options (Program 27)

- Lack of investment/community revitalization strategies in low-resource areas of the city that would improve health outcomes for residents (See Programs 1, 4, 6, 10, and 27)
- Lack of investment/community revitalization strategies in low-resource areas of the City to improve economic outcomes for residents (See Programs 1, 4, 6, 10, and 27 )

## Fair Housing Goals and Priorities

The following goals and strategies will serve as an effective basis for affirmatively furthering fair housing by reducing patterns of segregation, mitigating displacement, addressing disproportionate housing needs, and increasing access to opportunity for members of protected classes.

### *Goal 1: Increase the supply of affordable housing in high opportunity areas.*

Ontario has a significant portion of its residents who are rent-burdened and facing severe housing problems. Additionally, publicly supported affordable housing accounts for slightly less than 3 percent of the total housing stock, and Ontario and its environs are experiencing rapidly rising housing costs. Members of protected classes, particularly Hispanic and Black residents, experience these problems most acutely. These indicate a need to expand the supply of affordable housing. The following strategies address Goal 1.

- Explore the creation of new funding sources of affordable housing.
- Using best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, expedited permitting and review, and reduced building permit fees for nonprofit developers.
- Explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property.
- Align zoning codes to conform to recent California affordable housing legislation.

(See Programs 1, 6, 16, 24, and 27)

### *Goal 2: Increase community integration for persons with disabilities.*

There is a lack of permanent supportive housing for non-elderly persons with disabilities in Ontario. By prioritizing HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for Low-Income Housing Tax Credit (LIHTC) and Mental Health Services Act assistance. The following strategy addresses Goal 2.

- Prioritize HOME funding for developments that include permanent supportive housing for non-elderly persons with disabilities.

(See Programs 3, 16, 27, and 33)

### *Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.*

Although California law provides strong legal tools to combat source of income discrimination, some landlords violate these laws, as they do housing discrimination laws more generally. Targeted education efforts would help to reduce the incidence of unlawful source of income discrimination. Attendees at community stakeholder meetings were unaware that landlords are required to accept vouchers and third-party checks and would benefit from fair housing education. The following strategies address Goal 3.

- Conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

(See Program 23 and 27)

## Homelessness

The 2020 San Bernardino County Homeless Count identified 102 homeless persons residing in Ontario, including 74 persons unsheltered and 28 homeless individuals living in emergency shelters or transitional housing.

## Neighborhood Preservation Strategy Plan

In 2019, the City developed the Neighborhood Preservation Strategy Plan (NPSP) to focus on improving the overall quality of life in neighborhoods and develop a nexus between the conditions of the neighborhood and the solutions to improve it. The NPSP focused on four target neighborhoods

where the NPSP could significantly address neighborhood conditions: Downtown, Nocta, Mission-Mountain, and Fourth-Grove neighborhoods. Each of these neighborhoods were identified based on demographics, land use data, and Community Improvement active cases, including outcomes from Systematic Health and Safety Inspection Program inspections, select My Ontario app reports, and calls for police service data. In reviewing the base conditions of these neighborhoods, the City determined that:

- All target neighborhoods have a lower median income than the city as a whole.
- Three of the four target neighborhoods have a higher proportion of renter-occupied households than owner-occupied households.
- The majority of the target neighborhoods have both renter-occupied and owner-occupied households that are experiencing housing cost burden at a rate higher than the city as a whole, where households are paying more than 30 percent of their income for housing costs.
- Two of the four target neighborhoods have a higher proportion of housing stock built prior to 1980 than the city as a whole.
- My Ontario App has the highest number of reports for debris in the public right-of-way among all reports evaluated for all four target neighborhoods.

To strengthen and improve quality of life in the four target neighborhoods, the City identified six strategic components to address over a three-year span: community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

Strengthening community engagement is a primary objective of the NPSP. Community engagement strengthening efforts can be divided into three main components: capitalizing on existing community outreach and engagement, creating new events for engagement opportunities, and non-event based ongoing engagement in a variety of mediums. To accomplish this, the City will undertake the following actions.

- The Community Improvement Department will work in collaboration with the Neighborhood Action Team to identify existing events, workshops, and meetings that impact the four target neighborhoods. These include Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life

and Culture events (Culture Fest, Arts Festival, etc.), Downtown Strategic Plan workshops, and Community Health Workers monthly community engagement forums.

- One neighborhood fair is planned to be held annually within targeted neighborhoods. This event will bring together various City, County, and School District agencies, along with business owners, the Ontario Chamber of Commerce, the Ontario Hispanic Chamber of Commerce, and community organizations for a one-day event designed to bring services and information to the residents within their neighborhood.
- The City will purchase and fund a new mobile recreation program, including the purchase of a customized vehicle, related supplies, and staffing for 1,500 hours of operation per year.
- The City will develop an initial community survey that will be distributed at workshops, meetings, and engagement events to residents within the target neighborhoods to identify the opinions and needs of those residents, with the purpose of developing more focused engagement and programs / projects within each target neighborhood.

(See Program 6)

Neighborhood fairs are a key strategy to educate neighborhood residents about city programs available to them, develop relationships between the City and residents, and obtain feedback from residents through day-of activities and surveys. The City will hold at least one “block-party” style neighborhood fair over the course of the three years. The City will partner with other public sector agencies that impact community life within the target neighborhoods, such as San Bernardino County Department of Public Health, San Bernardino County Workforce Development Department, Ontario-Montclair School District, and Chaffey Joint Union School District, private local business owners, including the Ontario Chamber of Commerce, Ontario Hispanic Chamber of Commerce, and community organizations and non-profit agencies that work in the community, such as Habitat for Humanity, Neighborhood Partnership Housing Services, Boy Scouts and Girl Scouts, Inland Fair Housing and Mediation Board, Neighborhood Partnership Housing Services, Rotary Club, and Kiwanis.

(See Program 6)

The Neighborhood Action Team is the implementing entity for this strategy. The core team will include staff members from Housing Department, Community Improvement Department, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Management Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. In addition to the monthly meetings and solutions or other options to address "flash point" properties or blocks, the Neighborhood Action Team will implement community clean-up programs to address property maintenance issues within the targeted neighborhoods. These include Property Clean-Up Programs, Neighbors Helping Neighbors Program, and Community Clean-Up Days.

(See Program 6)

An important component of this strategy will be identifying possible means to create opportunities to expand homeownership within the target neighborhoods and throughout Ontario. Housing Department staff, along with strategic community partners, have evaluated homeownership models, from down-payment assistance programs to innovative in-fill development opportunities that would promote more affordable homeowner housing. Each target neighborhood has undeveloped land that may be suitable for housing and during the course of the strategy, undeveloped lots will be evaluated to determine possible housing options for affordable homeownership. Homeownership models may include small-lot development and community land trusts. In addition, opportunities for funding down-payment assistance loans to assist lower-income households purchase their first home from the State of California or other federal resources will be explored to develop new homeownership assistance programs. To educate residents of the four target neighborhoods of tools available through the city, the NPSP includes developing educational material to distribute to new homeowners and renters within the target neighborhoods. Again, this will be a multi-agency effort to provide residents with information that would be helpful to new residents in the community.

The final component of the NPSP will be to implement a small commercial façade improvement program within Downtown Ontario.

(See Program 6)

# 8. HOUSING GOALS AND POLICIES

The City of Ontario aspires to be the premier city of the Inland Empire. Building from the Ontario International Airport, the Ontario Ranch, the City's rich cultural and historic heritage, and transportation and economic assets, the City seeks to define a prosperous future through design. How we design our housing, neighborhoods, and community, and how we provide public services are critical to the achievement of that vision.

The City's vision is underpinned by four principles supporting Ontario as a unified and prosperous community:

- A dynamic balance that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
- A prosperous economy that sustains the reality of prosperity across our entire community that positively impacts all the people of Ontario.
- Distinctive development that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
- Recognized leadership in local governance that stimulates excellence and serves to unify the people.

The Housing Element plays a critical role in achieving this vision. Housing Ontario residents and the workforce, creating quality neighborhoods of distinctive design, assisting residents with special needs, and responsibly accommodating growth and community development are fundamental to achieving the City's long-term vision of prosperity.

The Housing Plan sets forth goals and policies to achieve this end. This includes goals and policies for housing and neighborhood quality, housing diversity and supply, removal of governmental constraints, housing assistance, and special needs. Within this framework, this chapter proposes both existing and new programs to implement these goals and policies.

Table 8-1 at the end of the chapter lists the programs, key planning objectives, funding sources, implementing agency, time frame for implementation, and quantified program objectives, where feasible.

## Goal 1: Neighborhoods and Housing

Ontario's neighborhoods determine our quality of life and reflect the value we place in our community. Neighborhoods differ in lot sizes, housing types, history, purpose, and environment. Whether rural residential, suburban, historic, or urban, Ontario's neighborhoods should provide a nurturing environment for all residents to enjoy their lives. Residential neighborhoods should provide quality housing, ample parks and recreational opportunities, tree-lined streets and sidewalks for walking, safety and security, and public facilities and services.

As an established community, Ontario is committed to improving its older neighborhoods. This goal may be achieved through redevelopment, housing rehabilitation, code enforcement, and neighborhood improvement projects. Ontario will facilitate the development of new neighborhoods consistent with their unique purpose, such as the Ontario Ranch, the Ontario Airport Metro Center, and other areas. Taken together, Ontario is committed to creating and strengthening neighborhoods to promote a high quality of life for residents.

### Goal H1: Stable neighborhoods of quality housing, ample community services and public facilities, well-maintained infrastructure, and public safety that foster a positive sense of identity.

#### *Policies*

**H1-1** **Housing Rehabilitation.** We support the rehabilitation, maintenance, and improvement of single-family, multiple-family, and mobile homes through code compliance, removal of blight where necessary, and provision of rehabilitation assistance where feasible.

**H1-2** **Neighborhood Conditions.** We direct efforts to improve the long-term sustainability of neighborhoods through comprehensive planning, provision of neighborhood amenities, rehabilitation and maintenance of housing, and community building efforts.

**H1-3** **Community Amenities**. We shall provide adequate public services, infrastructure, open space, parking and traffic management, pedestrian, bicycle, and equestrian routes, and public safety for neighborhoods consistent with City master plans and neighborhood plans.

**H1-4** **Historical Preservation.** We support the preservation and enhancement of residential structures, properties, street designs, lot configurations, and other reminders of Ontario's past that are considered to be local historical or cultural resources.

**H1-5** **Neighborhood Identity**. We strengthen neighborhood identity through creating parks and recreational outlets, sponsoring neighborhood events, and encouraging resident participation in the planning and improvement of their neighborhoods.

## Goal 2: Housing Supply and Diversity

Bolstered by its International Airport, burgeoning employment sector, the Ontario Ranch, and unparalleled transportation access, Ontario aspires to be the urban center of the Inland Empire. Housing diversity is critical to achieving this goal. Ontario is committed to ensuring the provision of the widest range of housing choices for the varied lifestyles of its residents and future workforce. This includes single-family and multiple-family housing, mixed- and multi-use housing, senior housing, live-work units, and other types of housing opportunities.

Housing production is to be encouraged in a responsible manner that furthers citywide and neighborhood goals. New housing will be creatively designed, sustainable, and accessible. Residential and mixed-use growth is strategically directed to the Downtown, corridors, Ontario Airport Metro Center area, Ontario Ranch, and other areas. By encouraging an adequate supply and diversity of housing, Ontario will accommodate its changing housing needs, support economic prosperity, foster an inclusive community, and become the urban center of the Inland Empire.

### Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

#### *Policies*

**H2-1** **Corridor Housing.** We revitalize transportation corridors by encouraging the production of higher-density residential and mixed uses that are architecturally, functionally, and aesthetically suited to corridors.

**H2-2** **Historic Downtown**. We foster a vibrant historic downtown by facilitating a wide range of housing types and affordability levels for households of all ages, housing preferences, and income levels.

**H2-3** **Ontario Airport Metro Center**. We foster a vibrant, urban, intense, and highly amenitized community in the Ontario Airport Metro Center area through a mix of residential, entertainment, retail, and office-oriented uses.

**H2-4** **Ontario Ranch**. We support a premier lifestyle community in the Ontario Ranch, distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

**H2-5** **Housing Design**. We require architectural excellence through adherence to City design guidelines, thoughtful site planning, environmentally sustainable practices, and other best practices.

**H2-6** **Infill Development.** We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

## Goal 3: Governmental Regulations

The City is committed to facilitating and encouraging the production, maintenance, and improvement of housing in a responsible manner; however, various factors may limit the City's ability to address its housing needs, such as governmental regulations or environmental considerations. Market factors may also affect the feasibility of building housing or the affordability of housing in the community. Moreover, housing goals may at times conflict with the need to promote other important City goals, including open space or the provision of jobs for the region.

Whereas City land use policy and municipal codes provide a regulatory framework for addressing housing, existing regulations cannot address every situation. To facilitate the type of development desired and to realize the greatest community benefits, the City's regulatory framework must be flexible and incentive based. The development review process must be time sensitive, predictable, and thorough. The review process must support long-term community benefits, rather than just short-term gain. Finally, the regulatory framework must contain a broad range of incentives to stimulate desired development and private investment and realize the community features that improve quality of life.

Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

*Policies*

**H3-1** **Incentives**. We maintain incentive programs that can be offered to projects that provide benefits to the community such as exceptional design quality, economic advantages, environmental sustainability, or other benefits that would otherwise be unrealized.

**H3-2** **Flexible Standards**. We allow flexibility in the application of residential and mixed-use development standards to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

**H3-3** **Development Review**. We maintain a residential development review process that provides certainty and transparency for project stakeholders and the public, yet allows for the appropriate review to facilitate quality housing development.

**H3-4** **Financial Incentives**. We consider financial incentives to facilitate and encourage the production, rehabilitation, or improvement of housing, or the provision of services where such activity furthers housing and community-wide goals.

## Goal 4: Housing Assistance

Ontario recognizes the importance of an adequate supply of affordable housing and its importance to the quality of life of residents. Residential developments in the Ontario Ranch and Ontario Airport Metro Center area will provide quality housing opportunities to attract and retain Ontario's workforce and support citywide economic development goals. Lower- and moderate-income residents will require homeownership and rental assistance to secure and maintain housing.

Housing prices and rents in Ontario and across the region continue to lead to lower homeownership rates, longer commutes, increased traffic congestion, higher cost burdens, and overcrowding in neighborhoods. Working with partners and the state and federal governments, the City of Ontario is committed to providing a range of housing types and prices affordable to all economic segments of the city and assisting residents and

the workforce to secure and maintain housing that is affordable and appropriate to their needs.

Goal H4: Increased opportunities for low- and moderate-income households and families to afford and maintain quality ownership and rental housing opportunities, including move-up opportunities. Inclusive communities, racial equity, fair housing choice, and access to opportunity.

*Policies*

**H4-1** **Preservation of Affordable Apartments**. We strive to facilitate the preservation of the affordability of publicly assisted apartments for lower-income households through financial assistance, technical assistance, rehabilitation, and collaborative partnerships.

**H4-2** **Homeownership Opportunities**. We increase and expand homeownership rates for lower- and moderate-income households by offering financial assistance, low-interest loans, and educational resources, and by working in collaboration with partnerships.

**H4-3** **Rental Assistance**. We support the provision of rental assistance for individuals and families earning extremely low, very low, and low income with funding from the state and federal government.

**H4-4** **Mixed-Income Housing**. We encourage the integration of affordable housing in the Ontario Ranch, Ontario Airport Metro Center area, and existing neighborhoods.

**H4-5** **Collaborative Partnerships**. We support collaborative partnerships of nonprofit organizations, affordable housing developers, major employers, and for-profit developers to produce affordable housing.

**H4-6** **Fair Housing**. We further fair housing by prohibiting discrimination in the housing market, lifting barriers that restrict access to housing, and providing education, support, and enforcement services to address discriminatory practices.

## Goal 5: Special Needs

The City is home to a large number of people with special housing needs. These special needs may be related to occupation, income, family characteristics, disability, veteran status, or other characteristics. Special needs groups include, but are not limited to, seniors, large families with children, people with disabilities, single-parent families, college students, veterans, and people who are homeless. Though each group is markedly different, they share the challenge of finding suitable and affordable housing.

Ontario aspires to be the premier city the Inland Empire. As such, the city's population will become increasingly diverse, with people of many cultures, backgrounds, family types, ages, and experiences. The housing needs of Ontario's residents will be equally diverse. Recognizing the contributions of this diversity to the community, Ontario has the opportunity to demonstrate leadership in addressing the housing and support needs of all residents. Ontario is thus committed to creating a community that allows people to live in the city for their entire life, regardless of their special needs.

### Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age, or other status.

*Policies*

**H5-1** **Senior Housing.** We support the development of accessible and affordable senior housing and provide financial assistance for seniors to maintain and improve their homes.

**H5-2** **Family Housing.** We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation, and other amenities.

**H5-3** **Disabled People.** We increase the supply of permanent, affordable, and accessible housing for people with disabilities, and provide assistance to allow them to maintain and improve their homes.

**H5-4** **Homeless People.** We partner with nonprofit partners to provide emergency shelters, transitional housing, permanent supportive housing, and supportive services for people who are homeless.

**H5-5** **Supportive Services.** We financially support organizations, as feasible, that provide support services that meet the needs of those with special needs and further the greatest level of independence.

**H5-6** **Partnerships.** We collaborate with nonprofit organizations, private developers, employers, government agencies, and other interested parties to develop affordable housing and provide support services.

# 9. HOUSING PROGRAMS

## Neighborhoods and Housing

### 1. Code Enforcement

Code compliance is an important tool to ensure that the value, character, and quality of neighborhoods, property, and housing are well maintained. Listed below are the programs implemented by the Code Enforcement program specifically designed to improve the quality of Ontario neighborhoods and eliminate health and safety related to building conditions:

- General Code Enforcement: The City uses an interdepartmental approach for inspecting properties for compliance with state and local regulations regarding the condition and maintenance of residential buildings and properties. If deficiencies are found, the property owner is notified of the code deficiency and compliance measures required, and the property owner is granted a period of time to correct the matter. To facilitate timely compliance, City staff direct the property owners to City–administered rehabilitation loans and/or other nonprofit housing loan programs, where available.

- Community Improvement Team: This team has been specifically designed to proactively implement an intensive code compliance program to address serious code violations within focus areas. As part of this team approach, various City departments work together to bring a myriad of resources to the focus area to arrest neighborhood decline and improve the living conditions within the area.

- Systematic Health and Safety Inspection Program: The program is designed to ensure the quality of the rental stock and reduce substandard building conditions. Through this program, all rental housing units over seven years old are inspected on a four-year schedule unless it is necessary to inspect more frequently due to substandard conditions.

- Abandoned and Distressed Property Program and Foreclosure Opportunities Response Team (FORT) Program: These programs were established to protect Ontario neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned and distressed properties.

The City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

### *Implementation*

- *Objectives*: Continue code enforcement using a progressive approach of voluntary compliance, citations, and court action if needed. Continue to apply for funding.
- *Responsible Agencies*: Housing and Neighborhood Preservation Departments, Police, Fire, Economic Development, Building, and Planning Departments.
- *Funding:* Community Development Block Grant (CDBG), HOME, and CalHOME funds.
- *Timing:* Ongoing; inspect properties annually.

## 2. Historic Preservation

Known as the Original Model Colony, Ontario is rich in local history. The City operates a comprehensive historic preservation program. It is a certified local government, a designation that signifies that the City's program meets state and federal historic preservation standards. The City has eight historic districts and is surveying nine additional areas for the potential of historic district designation. It encourages historic preservation efforts through Mills Act contracts, surveys of potentially historic structures, and an adaptive reuse program (for the Emporia District and Downtown).

### *Implementation*

- *Objectives*: Continue to implement program.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund, state and federal grants
- *Timing*: Ongoing

## 3. Housing Rehabilitation Loan and Grants

When funding is available, the City offers housing rehabilitation loans and grants to qualified homeowners to pay for accessibility improvements, emergency repairs, home renovations, and other services that improve the homes and lives of Ontario residents, including seniors and persons with disabilities. The City launched the Conservation Home Improvement Program (CHIP) loan in 2020 with Community Development Block Grant (CDBG) funding provided through the

Department of Housing and Urban Development (HUD). CHIP offers rehabilitation loans to qualifying owner-occupied households to make energy and/or water conservation improvements to the exterior of properties. As of 2021, the City approved two CHIP loans that have progressed to construction and are reviewing two additional applications. The City will continue to implement CHIP as funding is available and seek other sources of funding to support rehabilitation loans and grant programs.

### *Implementation*

- *Objectives:* Support 30 rehabilitated units through CHIP and/or future rehabilitation programs.
- *Responsible Agencies:* Housing Department
- *Funding*: CDBG, HOME, CalHOME
- *Timing*: Ongoing

## 4. CARES

The City of Ontario has previously implemented the comprehensive CARES Neighborhood Revitalization Program within selected focus neighborhoods. The components of this comprehensive, multi-agency program have included code enforcement, arterial street improvement, relief program, exterior improvement program, and sidewalk or safe routes to school program. The program sought to stabilize neighborhoods through a comprehensive approach to building community. The program is currently on hold because of limited availability of funds. The City will seek funding opportunities to continue the program and restructure it as needed, depending on the requirements of the funding program. If funding can be secured to continue the CARES program, the City will focus efforts throughout the city, with a particular emphasis on areas to the north and northwest of the Ontario International Airport.

### *Implementation*

- *Objectives*: Seek funding to continue program implementation, as funding is available, and restructure as needed.
- *Responsible Agencies*: Housing and Neighborhood Preservation Departments *Funding*: CDBG, HOME, General Fund
- *Timing*: Ongoing

## 5. Neighborhood Plans

Ontario's neighborhoods define the sense of identity and community for residents, the quality of life experienced, and the image and role of Ontario. The City currently implements many programs to improve neighborhoods; however; the City has identified a need to foster a stronger sense of neighborhood identity in the community. While this goal is being achieved in CDBG-eligible areas (CARES program) and in historic areas, efforts need to be expanded to other neighborhoods. During the planning period, the City will begin a public outreach effort to solicit input from neighborhood leaders and residents as to particular needs and goals. This process may result in the establishment of ongoing dialog with the City, neighborhood organizations, or the preparation of neighborhood improvement plans. In addition, the City will continue the Multimodal Transportation Center (MTC) Needs Assessment and Siting Criteria project. This assessment will assist in determining the optimum location for an MTC on or near the Ontario International Airport connecting future modes of transportation, including light-rail opportunities.

### *Implementation*

- *Objectives*: Designate focus neighborhoods, outreach plan and process, and initiate survey efforts. Evaluate the potential of creating neighborhood improvement plans.
- *Responsible Agencies*: Planning, Housing, and Community Improvement Departments.
- *Funding*: General Fund
- *Timing*: Ongoing

## 6. Neighborhood Stabilization

In July 2019, the City adopted the Neighborhood Preservation Strategy Plan (NPSP) to develop community partnerships between the City, its residents, business owners, community organizations, and neighborhoods. The NPSP identified four initial target neighborhoods (Downtown, Nocta, Mission-Mountain, Fourth Grove) based on baseline demographic information related to economic, education, housing, languages, and families that will be the focus of the NPSP efforts. The NPSP has been designed to meet objectives over a three-year span within the four target neighborhoods. Components of the strategy include community engagement, neighborhood fairs, new resident marketing initiatives, establishment of the Neighborhood Action Team, evaluation of opportunities for affordable homeownership, and evaluation of community resources and infrastructure.

*Implementation*

- *Objectives*: Implement the key components of the NPSP to strengthen the four target neighborhoods, improving neighborhood conditions and resident quality of life: community engagement, neighborhood fairs, neighborhood action team, homeownership opportunities, community education materials, and economic development activities.

  - The Housing and Community Improvement Departments will report on the progress of the NPSP at the end of each fiscal year for the life of the program.

  - Community Engagement: The Housing and Community Improvement Departments will collaborate with the Neighborhood Action team to attend existing events in the target neighborhoods (e.g., Integrated Waste quarterly clean-up days, Ontario Night Out, Neighborhood Watch meetings, Crime-Free Multi-Housing meetings, Community Life and Culture events [Culture Fest, Arts Festival, etc.], Downtown Strategic Plan workshops, Community Health Workers monthly community engagement forums). The City will develop an ongoing community engagement plan through distributing an initial community survey in the first year that will inform focused engagement plan, programs, and projects within each of the target neighborhoods.

  - Neighborhood Fairs: Conduct at least one neighborhood fair each year over the three-year term of the NPSP.

  - Neighborhood Action Team: The Neighborhood Action Team will be composed of staff from Housing and Community Improvement Departments, Ontario Police Department, Community Life and Culture, Public Works, Ontario Municipal Utilities Company, Information Technology, Administrative Services, Ontario Fire Department, San Bernardino County Department of Public Health, Ontario-Montclair School District, and Chaffey Joint Union School District. The Neighborhood Action Team will meet monthly to evaluate upcoming planned community engagement opportunities, discuss partnerships and updates, and strategize solutions for the target neighborhoods. The Neighborhood Action Team will also implement community clean-up programs, including the Property Clean-Up Program (grant fund program with up to $3,000 per property for exterior improvements), Neighbors Helping Neighbors Program (partnership opportunity with local housing

nonprofits and community volunteer groups), and Community Clean-Up Days (a minimum of two clean-up days per program year).

- Homeownership Opportunities: Housing Department staff will evaluate homeownership model programs to promote homeownership in each of the target neighborhoods. Homeownership models may include small-lot development, community land trusts, and opportunities for funding down payment assistance loans.

- Community Education Materials: Housing and Community Improvement Department staff will develop a packet of materials (available physically and online through the City's website) to be distributed to new homeowners and renters within the target neighborhoods. In addition to resident information packages, develop a business user's guide to inform local business owners of Ontario Municipal Code and Ontario Development Code requirements. The business user's guide would be developed in coordination with the Economic Development Agency, the Community Development Agency, and Ontario Municipal Utilities Company.

- Economic Development Activities: For the initial year of NPSP, the Housing and Economic Development Agency will implement a small commercial façade program for qualifying businesses within the 100-600 blocks of North Euclid Avenue. The commercial façade program will support four businesses.

· *Responsible Agencies*: Housing and Community Improvement Departments, Economic Development Agency

· *Funding:* CDBG

· *Timing*: Within three years of Housing Element adoption

### 7. Community-Oriented Policing

The City of Ontario Police Department uses CDBG funds to implement a community-oriented policing program in designated low- and moderate-income neighborhoods. This partnership involves working with community leaders, businesses, and property owners to address neighborhood issues, including code enforcement, crime-free multifamily housing, safe and clean streets, and school interventions. With respect to housing, the Police Department implements the Crime-Free Multifamily Housing Program to control and eliminate crime in apartment buildings. Under this program, the Police Department will provide training to apartment owners, conduct a property inspection to identify and eliminate potential crime hazards, and certify properties where the owner signs a written agreement and commitment to maintain the program.

#### *Implementation*

- *Objectives*: Continue implementation of Community-Oriented Policing (COPs) program; coordinate marketing efforts with the new Quadrennial Inspection Program.
- *Responsible Agencies*: Housing and Community Improvement Departments, and Ontario Police Department
- *Funding*: General Fund, CDBG
- *Timing*: Ongoing

## Housing Supply and Diversity

### 8. Downtown Plan

Ontario's Downtown covers 12 blocks along Euclid Boulevard. The City developed a Downtown District Plan that encompasses four downtown districts that create sub-zones within the Mixed-Use (MU-1) zoning district: Euclid Avenue Entertainment District (LUA-1), Arts District North and South (LUA-2S and LUA-2N), Holt Boulevard District (LUA-3), and Civic Center District (LUA-4). The Downtown District Plan vision provides opportunities for high-density, market-rate and affordable housing in the Euclid Avenue Entertainment District and Holt Boulevard District, offering convenient access to downtown amenities, local commercial centers, public services, open space, and public transportation. The Downtown Plan area is included in a $35 million Transformative Climate Communities (TCC) Grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable

housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations.

### *Implementation*

- *Objectives*: Adopt the Downtown District Plan to facilitate new mixed-use and residential development; continue to acquire property and assemble sites to facilitate new housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund, Tax Increment, Transformative Climate Communities (TCC)
- *Timing*: Within one year of Housing Element adoption

## 9. Mountain and Euclid Corridors

Euclid Avenue and Mountain Avenue extend the entire length of Ontario. In recent years, developers have expressed interest in building residential and commercial projects along these corridors. Mountain Avenue has had numerous senior and affordable housing projects built adjacent to or near the corridor, and developers have begun to show interest in Euclid Avenue. Both corridors have commercial property that is proposed for redesignation as residential. To facilitate corridor development, the City previously rezoned properties along Euclid Avenue and Mountain Avenue for medium- and high-density residential development, as shown on the Official Land Use Plan (LU-01). During the planning period, the City will develop a lot-consolidation ordinance to incentivize the assemblage of parcels. Incentives may include fee modifications, flexibility in design, expedited permit processing, or others. The City will continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.

### *Implementation*

- *Objectives*: Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Continue to monitor the ongoing status of development in the Euclid Avenue and Mountain Avenue corridors.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption

## 10. Holt Boulevard

Holt Boulevard is one of the original corridors paralleling the railroad and extending through Ontario and neighboring communities. With the development and success of commercial uses fronting the freeways, the commercial viability of Holt Boulevard has gradually eroded, leaving a significant number of underutilized uses on small parcels. The Policy Plan has declared Holt Boulevard as a focus area for mixed uses, both perpendicular to Mountain Avenue, at the base of Downtown, and in the East Holt Boulevard Study Area. Sites along Holt Boulevard have been previously rezoned to accommodate higher densities. To stimulate investment in these areas, the City will adopt a lot consolidation ordinance and incentives to encourage the recycling of land to residential uses. The City will continue to monitor the ongoing status of development in the Holt Boulevard area. The Holt Boulevard area is included in a $35 million Transformative Climate Communities (TCC) grant awarded to the City to increase prosperity and improve transportation and housing within a disadvantaged community. The TCC program includes affordable housing, active transportation improvements, mobility hub, urban greening, carbon farm, solar photovoltaic, and transit improvements. This grant is a collaborative effort with public and community-based organizations and includes the development of the 101-unit Vista Verde Affordable Housing project.

### *Implementation*

- *Objectives*: Develop a lot consolidation ordinance to facilitate the assemblage of lots into larger parcels. Continue to monitor the ongoing status of development in the Holt Boulevard area.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption, ongoing monitoring of development

## 11. Ontario Ranch

Ontario Ranch covers 8,200 acres of the former San Bernardino Agricultural Preserve. This area is intended to provide a range of housing opportunities for the City's emerging regional and national employment centers. Buildout of this area is contingent on completion of infrastructure, approval of specific plans, and cancellation of Williamson Act contracts. The City has entered into an agreement with a consortium to fund $430 million in infrastructure serving the eastern Ontario Ranch. Many specific plans for this area have been approved. Some of the original Williamson Act contracts will also expire during the planning

period. The Policy Plan has designated much of the area for medium- and high-density residential and mixed-use. Within western Ontario Ranch (largely undeveloped), the Policy Plan lays groundwork to promote a mixed-income community, with low-density, medium-density, high-density, and mixed-use well integrated with one another. Ontario Ranch offers important opportunity to integrate housing affordable to all income levels, especially lower-income households. The City will continue to process specific plan applications and work with developers to address outstanding issues, in particular the financing of infrastructure in western Ontario Ranch. In addition, the City will meet with potential developers to explore opportunities to integrate affordable housing in new developments.

### *Implementation*

- *Objectives*: Continue to review, approve, and implement plans to develop Ontario Ranch, and meet with potential developers to encourage the development of affordable housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

## 12. Green Building

Green building means creating structures and using materials that are environmentally responsible and resource efficient, considering a building's entire life cycle. To reduce per-capita energy use, the City will promote conservation and renewable energy generation techniques in public facilities and private development. The City will require new construction to reduce energy demand by incorporating building and site design strategies. Conservation will be the priority strategy for renovation of existing facilities. The Policy Plan also includes land planning strategies that impact energy demand reduction, including narrowing street widths, installing broad-canopied trees for shade, and clustering compact development to reduce automobile use.

### *Implementation*

- *Objectives:*
  - Promote green building practices in the private sector and explore point-of-sale energy retrofits for residences.
  - Renewable energy incentive and energy-efficiency programs.

- Develop a citywide 20-year energy plan.

- Support pilot development project as a net-zero-energy community and formulate solar site orientation guidelines.

- *Responsible Agencies*: Planning Department, Building Department, Public Works

- *Funding*: General Fund

- *Timing*: Ongoing

## 13. 2021–2029 Regional Housing Need

To meet state law requirements (California Government Code Sections 65583(c)(1)(A) and 65583(c)(1)(B)) to address the 2021-2029 Regional Housing Needs Allocation (RHNA) and to ensure a sufficient selection of sites are available for higher-density development, the City shall amend the Policy Plan and the Development Code, as needed, to provide adequate sites for 8,333 lower-income units and 2,735 moderate-income units (11,068 total units). The City will increase maximum density to at least 30 dwelling units per acre (du/ac) on a minimum of 270-370 acres depending on the mix of densities employed. Sites for lower-income units must allow at least 30 du/ac and are subject to the requirements of California Government Code Section 65583.2(h), including allowing owner-occupied and rental multifamily housing "by right" without discretionary review if 20 percent or more of the units in a project proposed on the site are affordable to those with lower incomes. The sites rezoned to accommodate lower-income RHNA must be able to accommodate a minimum of 16 units per site. At least half (50 percent) of the sites rezoned to accommodate lower-income RHNA shall be designated/zoned for residential uses only, except that all of the very low- and low-income housing need may be accommodated on sites designated for mixed uses if those sites allow 100-percent residential use and require that residential uses occupy 50 percent of the total floor area of a mixed-use project. The applications can be subject to design review as long as the project does not trigger the California Environmental Quality Act review process.

An **Affordable Housing Overlay** zone will be created and applied to all parcels in the sites inventory that are zoned MU-2 along Holt Boulevard and parcels in the area south of Riverside Drive. The Overlay establishes a minimum density of 20 dwelling units per acre for all development and provides for special standards for affordable housing projects where at least 25% of proposed units are restricted for lower income households, including:

- No specific plan shall be required unless the parcels are already affected by an adopted specific plan
- The project can apply the development standards for the zone that implements the current or proposed Policy Plan designation
- For parcels with a Policy Plan designation of MDR, the maximum density shall increase from 25 to 30 units per acre (before application of state density bonus provisions)
- For mixed-use projects, at least 75 percent of the project area must be dedicated to residential uses, and densities shall be consistent with the applicable Policy Plan designation.

The following **specific plans** will be updated to require properties within these Specific Plan areas that are also included in the sites inventory include a minimum density of 20 du/ac and allow at least 30 du/ac:

- The Ontario Mills Specific Plan
- The Armstrong Ranch Specific Plan

The City will also update the policy plan designations and associated tables as necessary to reflect the intent of the overlay zone, and the changes to the specific plans.

### *Implementation*

- *Objectives:* Accommodate Ontario's share of the 2021-2029 RHNA.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Specific sites will be rezoned prior to February 12, 2025

## 14. Land Monitoring Program to Meet the RHNA

The City is in the process of updating the Development Code for consistency with the Land Use designations of its Policy Plan. This program will implement a land monitoring program to ensure that the city has enough land to meet its RHNA throughout the planning period.

California Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must

quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. The City will evaluate residential development proposals for consistency with goals and policies of the Policy Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the Policy Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced-density project.

### *Implementation*

- *Objectives:* Ensure there is a sufficient supply of multifamily zoned land to meet the housing needs identified in the RHNA.
- *Responsible Agencies:* Planning Department
- *Funding:* General Fund
- *Timing:* Throughout the 2021-2029 planning period.

## 15. Residential By-Right for Developments with 20-Percent Affordable

To comply with Assembly Bill (AB) 1397, sites with Assessor's Parcel Numbers (APNs) listed in Table 9-1-in the land inventory in this 6th cycle Housing Element shall be allowed to be developed for residential use by-right, in accordance with Government Code Section 65583.2(c). This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. The application of the requirement should not be used to further constrain the development of housing. As such, housing developments that do not contain the requisite 20 percent would still be allowed to be developed according to the underlying (base) zoning.

Table 9-1
Assessor's Parcel Numbers

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 104857602 | 104857601 | 101050176 | 101054306 | 101055234 | 101055233 | 101055232 | 101052217 |
| 101052206 | 101054301 | 101054327 | 101054304 | 101054305 | 101055216 | 101054302 | 101054313 |
| 101054314 | 101055237 | 104860414 | 104860415 | 101049116 | 101049102 | 101049103 | 101050207 |

*Implementation*

- *Objectives:* Comply with California Government Code Section 65583.2(c)
- *Responsible Agencies:* Planning Department
- *Funding:* General Fund
- *Timing:* Continuously during the planning period.

## Governmental Constraints

### 16. Incentives

The City of Ontario offers several different types of incentives to facilitate housing production, including:

- **Financial Incentives:** The City makes available financial incentives that meet certain criteria. For instance, impact fee reductions are allowed for projects built in the Downtown. The City is financially assisting a variety of nonprofit organizations to provide senior housing, housing for homeless people, and other services. Density bonuses allowed for qualified projects work as a financial incentive by increasing the revenue stream of projects. The City also has established its Community Housing Development Organization (CHDO) program to leverage the nonprofit sector resources with available HOME CHDO funding. The intent of the CHDO funding is to work with nonprofit CHDOs to help preserve, enhance, and improve existing neighborhoods through acquisition, rehabilitation, and/or new housing construction activities. Finally, the City continues to grant low-cost leases (e.g., $1 per-year leases) to qualified organizations to provide senior housing and homeless housing. These types of financial incentives will be provided to allow the City to meet its community development and housing objectives.

- **Regulatory Incentives:** The regulatory incentive program is intended to realize improved value, a rich palette of amenities, landmarks, and identifiable places. While the underlying land use designations still apply, the City may offer various incentives through a discretionary permit. Special incentives may be granted for mixed-use developments; residential infill projects near transit facilities; the replacement of underperforming commercial uses with new residential uses; the improvement and/or intensification of existing, mid-block residential uses; or lot consolidation and development of desired projects. The menu of incentives may include density transfers, modifications in development standards, increased residential density, and other incentives to be negotiated on a case-by-case basis.

### *Implementation*

- *Objectives*: Offer financial and regulatory incentives for residential projects that meet City housing and affordable housing goals.
- *Responsible Agencies*: Housing Department
- *Funding*: General Fund
- *Timing*: Ongoing and at least annual outreach to developers of affordable housing, including nonprofit.

## 17. Land Acquisition

Land acquisition for residential development is perhaps one of the greatest challenges to creating affordable housing. Over the past five years, the City of Ontario has seen increasing land prices. To facilitate the development of affordable housing, the City has actively purchased land and made it available at a low cost (typically a $1 per-year lease) to affordable housing developers and nonprofit agencies to create affordable senior housing, emergency shelters, affordable attached ownership projects, and other affordable housing projects. As situations merit and projects are proposed that meet the City's housing goals and the public interest, the City will continue to acquire residential land that can be leased or sold at below-market rates for the production of affordable housing.

### *Implementation*

- *Objectives*: Continue to approve financial incentives for residential projects that meet City housing and affordable housing goals.

- *Responsible Agencies*: Ontario Housing Authority
- *Funding*: General Fund, and other funding as available
- *Timing*: Ongoing

## 18. Planned Unit Development

Within an established suburban fabric, there are considerable challenges to creating affordable housing. As development standards and lot standards change over time, it is not uncommon to have irregularly shaped and nonconforming parcels that are simply not conducive to redevelopment. The City has adopted a Planned Unit Development (PUD) Ordinance that permits a variety of housing types in every residential zone. The City may conditionally permit attached and detached single-family residences, town homes, patio homes, zero lot line, and any other type of housing product permitted by the regulations of the underlying zone. The PUD is a tool that has been successfully used for Town Square to encourage and facilitate innovative design, variety, and flexibility in the types of housing products, including the provision of affordable housing, that would otherwise not be allowed or possible through standards in the underlying zoning districts.

### *Implementation*

- *Objectives*: Continue to use the PUD Ordinance to create tailored development standards to facilitate new housing.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

## 19. Mixed-Use and High-Density Residential Zone and Standards

The Policy Plan directs significant housing growth to mixed-use areas. These areas include the Downtown, Euclid Avenue, the Interstate (I-) 10 Corridor, Ontario Ranch, and Holt Boulevard. These mixed-use areas each have a distinct mix of land uses and density ranges (see Policy Plan Land Use Exhibit LU-11, Land Use Designation Summary Table). The City will continue its efforts in processing Development Code changes to align with the updated Policy Plan following the Ontario Plan update, which is in progress as of 2021. This includes reviewing the Euclid Francis Mixed-Use Area land use designation that has an assumed build-out of 156 units based on 50 percent of the area developed at 30 du/ac, which exceeds the allowed density range for the corresponding zoning district, Mixed Use-11 (allows a maximum of 25 units per acre). Additionally, as

a part of The Ontario Plan, the City will develop Objective Design and Development Standards for multifamily residential and mixed-use developments to replace subjective standards/policies as required by California Government Code Section 65589 (see Program 21, Senate Bill 2 Implementation).

### *Implementation*

- *Objectives*: Process necessary changes to the Development Code to ensure consistency with land use designations for mixed-use and multifamily residential in the updated Policy Plan, including adopting Objective Design and Development Standards with The Ontario Plan.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Complete by December 31, 2023

## 20. Development Code Amendments

To comply with state law, address identified constraints to residential development and remove barriers to housing for special-needs groups, including, but not limited to, low-, very low-, and extremely low-income households, the City will amend its Development Code, as described herein:

- **Density Bonuses.** Within two years of Housing Element adoption, pursuant to California Government Code Section 65915 et seq., amend the Development Code to update the density bonus ordinance to address recent updates to state law. If additional changes to state law occur during the planning period, the density bonus ordinance will be updated to comply with those changes.
- **Accessory Dwelling Units (ADUs).** The City adopted updates to the ADU ordinance as a part of the Development Code update in 2020 to comply with state law. During the planning period, the City will implement the ADU ordinance and update it to comply with any new state requirements.
- **Specific Plan Requirements.** The City will amend its Development Code to eliminate the Specific Plan requirement in the Ontario Ranch for residential development projects that include a minimum of 25-percent affordable units.

- **Transitional and Supportive Housing.** Allow transitional and supportive housing as a residential use in all zones allowing residential uses, subject only to those restrictions that apply to other residential uses of the same type in the same zone and without any discretionary action. Additionally, permit supportive housing by right in any nonresidential or mixed-use zone that permits multifamily (AB 2162, Government Code Section 65583(c)(3)).

- **Employee Housing.** Treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Health and Safety Code Section 17021.5). The Development Code will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted, specifically removing minimum lot size of 10 acres. Review Development Code for compliance with Section 17021.8, which requires a streamlined ministerial process for qualifying agricultural employee housing on land designated as Agricultural in the City's Policy Plan.

- **Single-Room Occupancy Units.** Allow single-room occupancy (SRO) housing in one or more zones without a use permit or administrative use permit, as other residential uses are regulated in the City's Development Code (Government Code Section 65583(c)(1)). Review location requirements for SRO facilities to expand affordable housing opportunities for extremely low-income households.

- **Emergency Shelter Parking.** The City's zoning permits an emergency shelter by right in the IL zone and conditionally permits an emergency shelter in the MDR-11, MDR-18, MDR-25, CC, LUA-3, IG, and IH zones. Emergency shelters are also permitted by right in the Emergency Shelter Overlay, subject to the base zone standards and consistent with Government Code Section 65583(4)(A). The City will review and revise parking requirements for emergency shelters to ensure that parking standards are sufficient to accommodate all staff, provided standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, per California Government Code Section 65583(a)(4).

- **Low-Barrier Navigation Centers.** Allow low-barrier navigation centers, a type of emergency shelter with wrap-around services, by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per California Government Code Section 65662.

- **Residential Care Facilities.** Define residential care facilities. Allow for residential care facilities with seven or more persons and subject them to the same restrictions that apply to other residential uses of the same type in the same zone.

- **Boarding, Lodging, and Rooming Houses.** Review and amend Development Code standards for Boarding, Lodging, or Rooming House to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall be required to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

### *Implementation*

- *Objectives*: Comply with state law, address identified constraints to residential development, and remove barriers to housing for special-needs groups

- *Responsible Agencies:* Planning Department

- *Funding*: General Fund

- *Timing*: Within two years of Housing Element adoption, evaluation of potential constraints ongoing

## 21. Senate Bill 2 Implementation

As a part of the City's Senate Bill (SB) 2 grant workplan, the City plans to develop Objective Design and Development Standards (ODDS) for residential projects: mixed use, multifamily, and single-family developments. As the City's current Development Code does not have standards for Mixed-Use areas and detached developments at multifamily densities, the project will include developing comprehensive numerical development standards for these uses, such as setbacks, building heights, lot coverage, etc. This will also include the elimination of subjective development standards / policies, which shall be replaced with objective design standards, as required by Government Code Section 65589.

The City will review existing standards and guidelines in the Development Code, Downtown Design Guidelines, and applicable Specific Plans that incorporate residential development and assess the potentially needed amendments to create ODDS for all types of housing development. The City will also prepare a compliance checklist and style sheet for applicants to provide a clear list of minimum design requirements and architectural examples to illustrate design requirements.

### *Implementation*

- *Objectives*: Complete tasks associated with SB 2 grant workplan, including preparing and adopting ODDS to replace subjective standards / policies for all types of residential development, and making supplemental compliance checklist and style sheet available for applicant use.
- *Responsible Agencies*: Planning Department
- *Funding:* SB 2
- *Timing*: Complete by December 31, 2023

### 22. Streamline Housing Development Process

Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 (2017) streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4.

### *Implementation*

- *Objectives*: Establish written policy or procedure and other guidance as appropriate to specify SB 35 streamlining approval process.
- *Responsible Agencies*: Planning Department
- *Funding*: General Fund
- *Timing*: Within two years of Housing Element adoption

## Housing Assistance

### 23. Public Housing

The Housing Authority of the County of San Bernardino administers the Housing Voucher rental program for the City of Ontario. Funded by HUD, the Housing Voucher program extends rental subsidies to very

low-income households by offering the tenant a voucher that pays the difference between the current fair-market rent (FMR) established by the Housing Authority, and 30 percent of the tenant's income. A tenant has the option to choose housing that costs more than the FMR, if the tenant pays the extra rent above the payment standard. The Housing Authority also implements the Family Self-Sufficiency program, Section 8 project-based assistance, and HUD-assisted multiple-family housing units. As of 2021, program serves nearly 800 individuals and families in the City of Ontario. The City will work with the Housing Authority of San Bernardino to provide biannual training to landlords regarding fair-housing requirements, including the requirement that they accept vouchers, and encourage them to market available units at their rental properties in high-resource areas to voucher holders to increase mobility from low- to high-resource areas.

### *Implementation*

- *Objectives*: Continue to assist up to 800 households under the public housing program and seek additional vouchers as available. Hold biannual trainings to educate landlords on fair-housing requirements to expand the use of Housing Choice Vouchers to moderate- and high-resource areas of the city.
- *Responsible Agencies*: Housing Authority of the County of San Bernardino
- *Funding*: US Department of Housing and Urban Development
- *Timing*: Ongoing

## 24. Homeownership

The City has a broad-based homeownership program for residents. The City uses a combination of funds (BEGIN, HOME, CalHome, and other available funding) to provide down payment assistance to homebuyers seeking to purchase homes in Ontario. The City also works in conjunction with Neighborhood Partnership Housing Services (NPHS), a nonprofit organization, and the Inland Fair Housing and Mediation Board (IFHMB) to further the City's homeownership goals through homebuyer education, counseling, and down payment assistance. The City is planning to use a portion of the Permanent Local Housing Allocation (PLHA) funds for first-time homebuyer programs in conjunction with reuse funds on hand from the CalHome and BEGIN programs formerly offered. Programs are currently in design development to determine income targeting and benefits. Materials to promote the first-time homebuyer program will be offered in English and Spanish to reduce language barriers.

### *Implementation*

- *Objectives*: Implement down payment assistance programs citywide, assisting at least 20 households with first-time homebuyer loans.
- *Responsible Agencies*: Housing Department
- *Funding*: California Department of Housing and Community Development (HCD), BEGIN, CalHOME, PLHA
- *Timing*: Ongoing

## 25. Preservation of At-Risk Housing

As of 2020, the City maintains 1,910 units of rental housing affordable to seniors, families, and individuals earning lower incomes, with 807 units at risk of conversion during the planning period. To address the preservation of public housing for very low- and low-income persons, the City maintains contact with owners of at-risk units as the use restriction expiration date approaches to communicate with the owner the importance of the units to the supply of affordable housing in Ontario, as well as its desire to preserve the units as affordable. The City will make every effort in using local incentives that can be offered to property owners to preserve any at-risk units.

### *Implementation*

- **Objectives**:
  - Monitor the status of the 807 units that are at-risk to maintain at least 1,910 units. For the 807 units at imminent risk of conversion during the planning period, provide technical assistance and/or financial assistance to preserve the properties as deemed feasible.
  - Meet with the owners (or their representatives) of the subsidized rental housing developments that are facing unexpected risk to the affordable units in a timely fashion, to discuss their plans for maintaining, converting, or selling their properties. If any of the owners indicate that the affordability of the units is at risk of conversion to market-rate housing or that the owner intends to sell the property, the City will seek to facilitate the acquisition of the property by another for-profit or nonprofit entity to preserve the rental units as affordable housing. The City will not take part directly in negotiations regarding the property but will apply for state or federal funding on behalf of an interested nonprofit entity, if

necessary, to protect the affordability of the rental units. The City will request that the property owners provide evidence that they have complied with state and federal regulations regarding notice to tenants and other procedural matters related to conversion, and the City will contact HUD, if necessary, to verify compliance with notice requirements.

- Work with the Housing Authority to ensure that low-income tenants displaced as a result of a conversion receive priority for federal housing vouchers.

- Ensure that tenants are adequately notified throughout the preservation / acquisition process as to the status of their housing units, impacts of the ownership change or preservation process on occupancy and rents, their rights and responsibilities as tenants, and who to contact with questions or concerns. The City will work with the responsible entity (whether the existing property owner, the Housing Authority, a nonprofit entity, or a new for-profit entity) to distribute information and conduct tenant meetings, as needed, to keep residents informed of the preservation process, tenant options, and what to expect once the process has been completed.

· *Responsible Agencies*: Ontario Housing Authority

· *Funding*: Federal government

· *Timing*: Ongoing

## 26. Jack Galvin Accord

The City of Ontario has more than 2,100 mobile homes, which provide affordable market-rate housing for lower-income families, seniors, and individuals. In 1990, the City Council adopted an ordinance to regulate mobile home space rents but later repealed that ordinance per state law. Subsequently, in working with mobile home park owners and tenants, the City drafted the Jack Galvin Mobile Home Park Accord, which was accepted by park owners. The accord places limits on the allowable increases based on the Consumer Price Index; allows for additional adjustments for changes in utilities, taxes, and capital improvements; provides a process for requesting rent reductions for service reductions; and allows for rent adjustments for resale. The agreement was adopted in 1999, and per extensions, continues in effect today. The most recent extension was approved for a five-year term on November 15, 2019, with an expiration date of January 5, 2025. The City will continue to implement and enforce this ordinance.

### *Implementation*

- *Objectives*: Continue to implement the Jack Galvin Accord and monitor the effectiveness of the accord.
- *Responsible Agencies*: Housing and Neighborhood Preservation Agency
- *Funding*: General Fund
- *Timing*: Ongoing

## Special-Needs Housing

### 27. Fair Housing

Ontario is committed to furthering fair housing opportunities so that people in all walks of life have the opportunity to find suitable housing in the community. To that end, the City contracts with a fair-housing service provider to provide landlord/tenant education, conduct testing of the rental and ownership market, and investigate and mediate housing complaints where needed. The City periodically prepares the required federal planning reports, including the Analysis of Impediments to Fair Housing Choice (AI), to document the City's progress in improving and maintaining fair housing opportunities. Recommendations will be made to eliminate potential constraints and further fair housing in Ontario. The City adopted an updated Assessment of Fair Housing (AFH) in 2020. This Housing Element incorporates the goals and priorities of the Ontario 2020 AFH. The goals of the Ontario 2020 AFH include:

Goal 1: Increase the supply of affordable housing in high-opportunity areas.

Goal 2: Increase community integration for persons with disabilities.

Goal 3: Ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness.

To further comply with AB 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic protected by the California Fair Employment and Housing Act (Part 2.8,

commencing with Section 12900, of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

### *Implementation*

- *Objectives:*

  - Continue to contract with local fair housing providers to provide educational, outreach, advocacy, and mediation services. Through the partnership, develop a method to track fair housing issues to identify patterns in the City.

  - Conduct AI concurrently with the development of the Consolidated Plan, and review and change potential impediments.

  - Provide fair housing information at City Hall, the Ontario Senior Center, and the Ontario Housing Authority. Fair Housing information shall be provided in multiple languages, including Spanish, to reduce barriers to education due to primary language.

  - Implement Goal 1 of the 2020 Ontario AFH to increase the supply of affordable housing by committing to (1) explore the creation of new funding sources of affordable housing; (2) use best practices from other jurisdictions, explore policies and programs that increase the supply of affordable housing, such as linkage fees, inclusionary housing, public land set-aside, community land trusts, transit-oriented development, and expedited permitting and review; (3) explore opportunities to provide low-interest loans to single-family homeowners and grants to homeowners with household incomes of up to 120 percent of the Area Median Income to develop ADUs with affordability restriction on their property; and (4) align Development Codes to conform to recent California affordable housing legislation.

  - Implement Goal 2 of the 2020 Ontario AFH to increase community integration for persons with disabilities by committing to (1) prioritize HOME funding for such projects, which should ideally set aside 10 to 25 percent of units for persons with disabilities who need supportive services, the City can help make development proposals more competitive for low-income housing tax credit (LIHTC) and Mental Health Services Act assistance.

- Implement Goal 3 of the 2020 Ontario AFH to ensure equal access to housing for persons with protected characteristics, who are disproportionately likely to be lower-income and to experience homelessness by committing to conduct fair housing training for landlords and tenants on California's Source of Income Discrimination protections to reduce the number of voucher holders turned away.

- Partner with San Bernardino County to promote the CalWorks program to provide assistance for eligible low-income families with children to meet basic needs and enter, or re-enter, the workforce, particularly for residents of northwest Ontario that have lower access to job centers compared to residents in southwest Ontario.

- Meet biannually with Omnitrans to assess if any new unmet transit needs have developed and, if so, will provide technical assistance in applying for state and federal funding for expansions.

- As described in Program 20, Development Code Amendments, review and amend Development Code standards for Boarding, Lodging, and Rooming Houses to remove the restrictions that the homes cannot be occupied by more than one federal, state, or youth authority parolee and add requirement that homes shall require to sign a "Crime-Free Lease Addendum" to their rental or lease agreement, in order to prevent discrimination based on criminal history, complying with California Code of Regulations, Title 2, Section 12264-12271.

- The City shall promote accessory dwelling units (including junior accessory dwelling units) (ADUs/JADUs) as an affordable housing option in high-resource areas and an economic mobility opportunity in Ontario through the following actions.

    - Consider a program to waive, reduce, or defer connection or impact fees for ADUs that agree to affordability covenants for a set period of time.

    - Continue to provide information such as Frequently Asked Questions (FAQ) on the City's website. Expand information on the City's website to provide educational materials and additional guidance, including permitting procedures and construction resources.

- Assess the feasibility of establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.

- Actively market ADU guidance and materials in areas with high access to resources to encourage the development of new affordable housing in areas of opportunity as a strategy to enhance mobility and reduce displacement of low-income households seeking affordable housing options.

- Develop and implement a monitoring program. The program will track ADU approvals and affordability. The City will use this monitoring program to track progress in ADU development and adjust or expand the focus of its education and outreach efforts through the 2021-2029 planning period. The City will evaluate ADU production and affordability two years into the planning period (2023) and if it is determined these units are not meeting the lower-income housing need, the City will consider other housing sites that are available to accommodate the unmet portion of the lower-income RHNA.

· *Responsible Agencies*: Housing and Planning Departments, Ontario Housing Authority

· *Funding*: General Fund, CDBG

· *Timing*: Ongoing

## 28. Homeless Continuum of Care

The City implements a Homeless Services Continuum of Care to prevent homelessness and assist people in becoming self-sufficient. Working together with homeless service providers, the City has developed a full-service homeless continuum of care consisting of a homeless outreach service center, transitional housing, permanent housing, and supportive housing services. The City funds other programs that assist homeless people using Emergency Solutions Grant funds.

The City also actively participates in regional homeless efforts, including the Interagency Council on Homelessness, which is a countywide effort of governmental and nonprofit organizations working to end homelessness within the County of San Bernardino.

### *Implementation*

- *Objectives*: Continue to fund Mercy House to implement the Continuum of Care program for homeless residents and other programs as funding is available.
- *Responsible Agencies*: Housing Department
- *Funding*: Federal funds and private financing
- *Timing*: Ongoing

## 29. Senior Housing

The City is actively working with nonprofit housing groups to build senior housing projects in the community. In addition to facilitating housing construction, the City also provides a range of supportive services for seniors. These include fair housing services, housing rehabilitation grants, preservation of subsidized senior housing, low-cost transportation services, and a range of other services tailored to meet the unique needs of Ontario's senior population.

### *Implementation*

- *Objectives*: Continue to provide a full range of housing support services.
- *Responsible Agencies*: Housing Department
- *Funding*: State and federal funds
- *Timing*: Ongoing

## 30. Housing for People with Disabilities

The City enforces state and federal accessibility laws to facilitate the improvement of housing for disabled people. The City also prepares a Transition Plan to comply with state and federal accessibility laws. The City has adopted a reasonable accommodation process and administratively allows modifications to land use, building codes, and the permitting process to facilitate the reasonable accommodations without going through a standard variance process. However, given the large number of people with disabilities, the growing need for housing opportunities, and changing legal context for housing planning, additional efforts are needed. Many homes were built before the advent of modern accessibility standards and thus many homes remain inaccessible to people with disabilities and persons with developmental disabilities. To address this issue, the City will evaluate the feasibility and

appropriateness of modifying building standards to encourage visitability concepts in new housing.

The City partners with the Inland Regional Center, one of 21 regional centers in California that provide point-of-entry services for people with developmental disabilities. The City will continue to partner with the Inland Regional Center to provide services to its residents with disabilities.

### *Implementation*

- *Objectives*: Continue to assist with the development of housing for persons with disabilities, including those with developmental disabilities.
- *Responsible Agencies*: Building and Planning Department
- *Funding*: General Fund
- *Timing*: Ongoing

## 31. Family Housing

Ontario has a large number of family households, specifically large families with five or more members. The City has a multifaceted program for increasing and maintaining the supply of family housing. The Housing Authority of San Bernardino County allocates housing choice vouchers to lower-income families in Ontario, many of whom are large families. Another key effort is the City's program to acquire, rehabilitate, and preserve existing affordable housing units that accommodate families and large families, with a focus on expanding affordable housing units in high resources areas of the City. Over the past five years, the City and the Housing Authority have preserved the vast majority of publicly subsidized affordable units for families. Finally, the City funds through its CDBG programs such as childcare, after-school programs, food programs, and other services targeted for lower-income households, including large families.

### *Implementation*

- *Objectives*: Continue program implementation.
- *Responsible Agencies*: Housing Department, Housing Authority of the County of San Bernardino
- *Funding*: General Fund, CDBG
- *Timing*: Ongoing

## 32. Extremely Low-Income Households

The City offers programs to address the housing needs of extremely low-income (ELI) households. As funding is available, the City provides a number of incentives to encourage the production of ELI housing. The City offers fee reductions for ELI housing, supports grant applications to increase the supply of affordable housing, works with nonprofit organizations to build affordable housing, and provides land writedowns.

### *Implementation*

- **Objectives:**
  - Work with nonprofits and/or for-profit developers to build housing for ELI households through supporting grants and funding applications.
  - Offer fee reductions and land writedowns for new affordable housing for low-income, very low-income, and ELI households.
- *Responsible Agencies*: Housing and Planning Departments.
- *Funding*: CDBG, HOME, federal and state grants
- *Timing*: Annually

## 33. Special-Needs Housing

In implementing affordable housing programs, the City will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, homeless individuals and families, and farmworker families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, housing rehabilitation, homebuyer assistance programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special-needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

### *Implementation*

- *Objectives:* Collaborate with affordable housing developers and secure funding, if feasible, to assist with the development of special-needs housing projects.
- *Responsible Agencies*: Housing and Planning Departments
- *Funding*: CDBG, HOME, federal and state grants
- *Timing:* Annually

## 34. Infrastructure Provision and Financing

The City will seek opportunities minimize infrastructure costs for residential development by identifying infrastructure needs and available sources of funding for infrastructure improvements. The City will analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact to housing costs and identify and apply for state or United States Department of Agriculture (USDA) infrastructure funding programs to support improvement efforts. The City shall monitor the cost of infrastructure and associated fees on development to determine whether they impact the production of housing and will develop a strategy to reduce costs for developers, if needed. The City will focus the implementation of this program in areas of concentrated poverty, including northwest Ontario.

### *Implementation*

- *Objectives:* Seek opportunities to minimize infrastructure costs for residential development, such as identifying available sources of funding for infrastructure improvements.
- *Responsible Agencies*: Planning Department, Ontario Municipal Utilities Company
- *Funding*: General Fund, federal and state grants
- *Timing:* Ongoing

## Quantified Objectives

Identifying quantified objectives refers to the number of new units that may potentially be constructed over the planning period, the number of existing units that can be expected to be rehabilitated, and the conservation of existing affordable housing stock. This information is presented in Table 9-2.

### Table 9-2
### Quantified Objectives for the 2021–2029 Housing Element

| *Housing Program* | *Quantified Objectives by Income Group* | | | | | *Totals* |
|---|---|---|---|---|---|---|
| | *Extremely Low Income* | *Very Low Income* | *Low Income* | *Moderate Income* | *Above Moderate* | |
| New Construction | 2,820 | 2,820 | 3,286 | 3,329 | 8,599[1] | 20,854[1] |
| Rehabilitation[2] | 10 | 10 | 10 | 0 | 0 | 30 |
| Housing Conservation[3] | 269 | 269 | 269 | 0 | 0 | 807 |

Source: City of Ontario 2021

1 This total is based on the 6th Cycle RHNA identified for the City by SCAG.

2 See Program 3.

3 A total of 807 units have been identified as at-risk during the planning period. See Program 25 for additional details.

# APPENDIX A: LIST OF QUALIFIED ENTITIES

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FRESNO | Fresno Housing Authority | 3 | P.O. Box 11985 | Fresno | CA | 93776 | (559) 443-8475 | Edward Stacy | ned@pacbell.net | (559) 445-8981 | Local, regional, national nonprofit org. | | 6/14/17 | 12/16/98 |
| ALL COUNTIES | American Baptist Homes of the West | 2 | 6120 Stoneridge Mall Road, 3rd Flr. | Pleasanton | CA | 94588 | (925) 924-7162 | Ancel Romero | | (925) 924-7233 | Local, regional, national public agency | X | 8/14/14 | 12/22/98 |
| ALAMEDA | Housing Authority of City of Alameda | 2 | 701 Atlantic Ave | Alameda | CA | 94501 | (510) 747-4300 | Denise Connors | dconnors@alamedahsg.org | (510) 522-7848 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/23/98 |
| ALAMEDA | Housing Authority of the City of Livermore | 2 | 3203 Leahy Way | Livermore | CA | 94550 | (925) 447-3600 | Jon D. Hovey | jhyhsg@prodigy.net | (925) 447-0942 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/23/98 |
| ALAMEDA | Housing Authority of County of Alameda | 3 | 22941 Atherton St | Hayward | CA | 94541 | (510) 538-8876 | | obassak@aol.com | (510) 727-8554 | Local, regional, national nonprofit org. | | | 12/23/98 |
| ALL COUNTIES | USA Properties Fund | | 7530 Santa Monica Blvd, Suite 1 | West Hollywood | CA | 90046 | (323) 650-8771 | Jesse Slansky | | (323) 650-4745 | Local, regional, national public agency | X | 12/13/13 | 12/23/98 |
| CONTRA COSTA | Rubicon Programs, Inc. | 3 | 2500 Bissell Ave | Richmond | CA | 90804 | (510) 235-1516 | Tom Matthews | TomM@Rubiconprgms.org | (510) 235-2025 | Local, regional, national nonprofit org. | | 6/5/17 | 12/23/98 |
| KERN | Golden Empire Affordable Housing, Inc | 3 | 3600 CheSte r Ave. Ste. B | Bakersfield | CA | 93301 | (805) 633-1533 | Gary Kammer | | (805) 633-1617 | Local, regional, national nonprofit org. | | 6/14/17 | 12/23/98 |
| LAKE | Lake County Housing Services Dept | 3 | 255 N. Forbes St. | Lakeport | CA | 95453 | (707) 263-2510 | Linda Hedstrom | linda_h@co.lake.ca.us | (707) 263-2751 | Local, regional, national nonprofit org. | | 6/14/17 | 12/23/98 |
| LOS ANGELES | West Hollywood Community Housing Corp. | 2 | 7530 Santa Monica Blvd, Suite 1 | West Hollywood | CA | 90046 | (323) 650-8771 | Robin Conerly | robin@whchc.org | (323) 650-4745 | Local, regional, public agency | X | 8/14/14 | 12/23/98 |
| LOS ANGELES | City of Pomona Housing Authority | 3 | 505 South Garey Ave | Pomona | CA | 91766 | (909) 620-2368 | Benita DeFrank, Neighborhood Services Director | | (909) 620-3702 | Local, regional, national nonprofit org. | X | 6/14/17 | 12/23/98 |
| LOS ANGELES | Hollywood Community Housing Corp. | 3 | 1726 N. Whitley Ave | Hollywood | CA | 90028 | (323) 469-0710 | Christina V. Duncan | | (323) 469-1899 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| LOS ANGELES | Hope - Net | 3 | 760 S. Westmoreland Ave | Los Angeles | CA | 90005 | (213) 389-9949 | Canoace Whalen | hope-net@pacbell.net | (213) 389-0098 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| LOS ANGELES | Skid Row Housing Trust | 3 | 1317 E. 7th St | Los Angeles | CA | 90021 | (213) 683-0522 | Jim Bonar | | (213) 683-0781 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| LOS ANGELES | The Long Beach Housing Development Co. | 3 | 333 W. Ocean Blvd., 2nd Flr | Long Beach | CA | 90802 | (562) 570-6926 | Diana V. McNeel | | (562)570-6746 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| MARIN | Housing Authority of the County of Marin | 2 | 4020 Civic Center Drive | San Rafael | CA | 94903 | (415) 491-2530 | Anna Semenova | ASemenova@marinhousing.org | (415) 491-2530 | Local, regional, national nonprofit org. | X | 2/26/14 | 12/23/98 |
| MARIN | Canal Community Alliance | 3 | 91 Larkspur St | San Rafael | CA | 94901 | (415) 454-2640 | Tom Wilson | canalca@aol.com | (415) 454-3967 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| ORANGE | Neighborhood Housing Services of Orange County Inc. | 3 | 350 Hillcrest | La Habra | CA | 90631 | (562) 694-2051 | Diane Ste wart | nhs@aol.com | (562) 694-2052 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SAN DIEGO | Housing Development Partners of San Diego | 2 | 1122 Broadway, Suite 300 | San Diego | CA | 92101 | (619) 578-7555 | Dottie Pierce | dottiep@sdhc.org | (619) 578-7360 | Local, regional, national nonprofit org. | X | 2/26/14 | 12/23/98 |
| SAN DIEGO | San Diego Housing Commission | 2 | 1122 Broadway, Suite 300 | San Diego | CA | 92101 | (619) 578-7555 | Dottie Pierce | dottiep@sdhc.org | (619) 578-7360 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/23/98 |
| SAN DIEGO COUNTY | Housing Development Partners of San Diego | | 1122 Broadway, Suite 300 | San Diego | CA | 92101 | (619) 578-7590 | Dottie Pierce | dottiep@sdhc.org | (619) 578-7356 | Local, regional, national nonprofit org. | X | 2/26/14 | 12/23/98 |
| SAN FRANCISCO | Tenderloin Neighborhood Development Corp. | 3 | 201 Eddy St | San Francisco | CA | 94102 | (415) 776-2151 | Don Falk | tndc@ix-netcom.com | (415) 776-3952 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SAN JOAQUIN | Stockton Shelter for the Homeless | 3 | P.O. Box 4803 | Stockton | CA | 95204 | (209) 465-3612 | Bill Mendelson | | (209) 943-4806 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SANTA CLARA | Cambrian Center, Inc. | 3 | 2360 Samaritan Place | San Jose | CA | 95124 | (408) 559-0330 | Dale J. Harrington | dale2360@ix.netcom.com | (408) 377-0478 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SANTA CLARA | Charities Housing Development Corp. | 3 | 195 East San Fernando St | San Jose | CA | 95112 | (408) 282-1125 | Chris Block | chblock@aol.com | (408) 282-1130 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SANTA CLARA | Palo Alto Senior Housing Project, Inc. | 3 | 455 E. Charleston Rd | Palo Alto | CA | 94306 | (650) 494-1944 | Genie Dee | gxdee@california.com | (650) 493-7437 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| SONOMA | Burbank Housing Development Corp. | 3 | 3432 Mendocino Ave | Santa Rosa | CA | 95403 | (707) 526-9782 | John Lowry | burbank@sonic.net | (707) 526-9811 | Local, regional, national nonprofit org. | X | | 12/23/98 |
| ALAMEDA | Affordable Housing Associates | 3 | 1250 Addison St., Ste. G | Berkeley | CA | 94702 | | Susan Friedlow | | (510) 649-0312 | Local, regional, national nonprofit org. | | 5/9/17 | 12/24/98 |
| ALL COUNTIES | Resources for Community Development | 4 | 2220 Oxford St | Berkeley | CA | 94704 | (510) 841-4410 | Dan Sawislak | dsawislak@rcdhousing.org | (510) 548-3502 | Local, regional, national nonprofit org. | X | 6/5/17 | 12/24/98 |
| ALPINE | Amador-Tuolumne Community Action Agency | 3 | 935 South State Highway 49 | Jackson | CA | 95642 | (209) 223-1485 Ext. 22 | Raj Rambob | rrambob@atcaa.org | (209) 223-4178 | Local, regional, national public agency | X | 5/24/17 | 12/24/98 |
| CALAVERAS | ACLC, Inc | 3 | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| COLUSA | Eskaton Properties Inc. | 3 | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| CONTRA COSTA | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| CONTRA COSTA | East Bay NHS | 3 | 2320 Cutting Blvd | Richmond | CA | 94804 | (510) 237-6459 | | | (510) 237-6482 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| CONTRA COSTA | Affordable Housing Associates | | 1250 Addison St., Ste. G | Berkeley | CA | 94702 | (510) 649-6500 | Susan Friedlow | | (510) 649-0312 | Local, regional, national nonprofit org. | | 5/24/17 | 12/24/98 |
| CONTRA COSTA | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| EL DORADO | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| FRESNO | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| FRESNO | Better Opportunities Builder, Inc. | 2 | P.O. Box 11863 | Fresno | CA | 93775 | (559) 443-8400 | Tracewell Hanrahan | nandersen@bobinc.org | (559) 443-8495 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/24/98 |
| GLENN | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| KERN | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| KINGS | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| LASSEN | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| LOS ANGELES | Housing Authority of the City of Los Angeles | 3 | 2500 Wilshire Blvd, PHA | Los Angeles | CA | 90057 | (213) 252-4269 | Larry Goins | | | Local, regional, national public agency | X | 3/3/11 | 12/24/98 |
| LOS ANGELES | Century Housing Corporation | 2 | 1000 Corporate Pointe | Culver City | CA | 90230 | (310) 642-2007 | Ronald A. Griffith | | (310) 258-0710 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| MADERA | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| MADERA | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| MARIN | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | ettoanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| MARIN | Affordable Housing Foundation | 3 | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | ettoanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| MARIPOSA | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| MERCED | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| MERCED | Eskaton Properties Inc. | | 5105 Manzanita Ave. | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| MERCED | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| MONTEREY | Mid-Peninsula Housing Coalition | 3 | 303 Vintage Park Drive, #250 | Foster City | CA | 94404 | (650) 356-2900 | | | (650) 357-9766 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| MONTEREY | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| MONTEREY | South County Housing, Inc. | | 7455 Carmel St | Gilroy | CA | 95020 | (408) 842-9181 | Jan Lindenthal | jan@scounty.com | (408) 842-0277 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| NAPA | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| ORANGE | Century Housing Corporation | | 1000 Corporate Pointe | Culver City | CA | 90230 | (310) 642-2007 | Ronald A. Griffith | | (310) 258-0710 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| ORANGE | Civic Center Barrio Housing Corp. | | 1665 E. 4th St, Ste. 210 | Santa Ana | CA | 92701 | (714) 835-0406 | Helen Brown | ccbhc@msn.com | (714) 835-7354 | Local, regional, national public agency | X | | 12/24/98 |
| PLACER | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| PLACER | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| PLACER | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| RIVERSIDE | St. Vincent de Paul Village | 2 | 3350 E St | San Diego | CA | 92102 | (619) 687-1029 | Bill Bolstad | | (619) 687-1010 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/24/98 |
| RIVERSIDE | Neighborhood Housing Services of the Inland Empire, Inc. | 3 | 1390 North D St | San Bernardino | CA | 92405 | (909) 884-6891 | Edward Moncrief | edward@nhsie.org | (909) 884-6893 | | X | | 12/24/98 |
| SACRAMENTO | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| SACRAMENTO | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| SACRAMENTO | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SAN BENITO | South County Housing, Inc. | | 7455 Carmel St. | Gilroy | CA | 95020 | (408) 842-9181 | Jan Lindenthal | jan@scounty.com | (408) 842-0277 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SAN BERNARDINO | Century Housing Corporation | | 1000 Corporate Pointe | Culver City | CA | 90230 | (310) 642-2007 | Ronald A. Griffith | | (310) 258-0710 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| SAN BERNARDINO | Neighborhood Housing Services of the Inland Empire, Inc. | | 1390 North D St | San Bernardino | CA | 92405 | (909) 884-6891 | Edward Moncrief | edward@nhsie.org | (909) 884-6893 | | X | | 12/24/98 |
| SAN DIEGO | St. Vincent de Paul Village | | 3350 E St | San Diego | CA | 92102 | (619) 687-1029 | Harvey Mandel | hmandel@neighbor.org | (619) 687-1010 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/24/98 |
| SAN DIEGO | Civic Center Barrio Housing Corp | 3 | 1665 E. 4th St, Ste. 210 | Santa Ana | CA | 92701 | (714) 835-0406 | Helen Brown | ccbhc@msn.com | (714) 835-7354 | Local, regional, national public agency | X | | 12/24/98 |
| SAN FRANCISCO | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SAN JOAQUIN | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| SAN JOAQUIN | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| SAN MATEO | Mid-Peninsula Housing Coalition | | 303 Vintage Park Drive, #250 | Foster City | CA | 94404 | (650) 356-2900 | | | (650) 357-9766 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| SAN MATEO | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SAN MATEO | Palo Alto Housing Corp | 3 | 725 Alma St | Palo Alto | CA | 94301 | (650) 321-9709 | Marlene H. Prendergast | | (650) 321-4341 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SANTA CLARA | Mid-Peninsula Housing Coalition | | 303 Vintage Park Drive, #250 | Foster City | CA | 94404 | (650) 356-2900 | | | (650) 357-9766 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| SANTA CLARA | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SANTA CLARA | Palo Alto Housing Corp | | 725 Alma St | Palo Alto | CA | 94301 | (650) 321-9709 | Marlene H. Prendergast | | (650) 321-4341 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SANTA CLARA | South County Housing, Inc | 3 | 7455 Carmel St | Gilroy | CA | 95020 | (408) 842-9181 | Jan Lindenthal | jan@scounty.com | (408) 842-0277 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SANTA CRUZ | Mid-Peninsula Housing Coalition | | 303 Vintage Park Drive, #250 | Foster City | CA | 94404 | (650) 356-2900 | | | (650) 357-9766 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| SANTA CRUZ | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SANTA CRUZ | South County Housing, Inc | | 7455 Carmel St | Gilroy | CA | 95020 | (408) 842-9181 | Jan Lindenthal | jan@scounty.com | (408) 842-0277 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SISKIYOU | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |
| SOLANO | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| SOLANO | Mid-Peninsula Housing Coalition | | 303 Vintage Park Drive, #250 | Foster City | CA | 94404 | (650) 356-2900 | | | (650) 357-9766 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| SOLANO | Affordable Housing Associates | | 1250 Addison St., Ste. G | Berkeley | CA | 94702 | (510) 649-8500 | Susan Friedlow | | (510) 649-0312 | Local, regional, national nonprofit org. | | 5/24/17 | 12/24/98 |
| SOLANO | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| SONOMA | Affordable Housing Foundation | | P.O. Box 26516 | San Francisco | CA | 94126 | (415) 387-7834 | Eric Tang | etloanmach@aol.com | (415) 752-9902 | Local, regional, national nonprofit org. | X | | 12/24/98 |
| STANISLAUS | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| STANISLAUS | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| TULARE | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | X | 4/10/18 | 12/24/98 |
| TUOLUMNE | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| VENTURA | Century Housing Corporation | | 1000 Corporate Pointe | Culver City | CA | 90230 | (310) 642-2007 | Ronald A. Griffith | | (310) 258-0710 | Local, regional, national public agency | X | 8/14/14 | 12/24/98 |
| YOLO | ACLC, Inc | | 315 N San Joaquin St | Stockton | CA | 95202 | (209) 466-6811 | | | (209) 466-3465 | Local, regional, national nonprofit org. | X | 9/27/10 | 12/24/98 |
| YOLO | Eskaton Properties Inc. | | 5105 Manzanita Ave | Carmichael | CA | 95608 | (916) 334-0810 | Courtney Tatum, Kathy Sailor (either one) | courtney.tatum@eskaton.org | (916) 338-1248 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/24/98 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ALL COUNTIES | BRIDGE Housing Corporation | 3 | 345 Spear Strett, Suite 700 | San Francisco | CA | 94105 | (415) 989-1111 | Brad Wiblin | | (415) 495-4898 | Local, regional, national public agency | X | 12/24/10 | 12/28/98 |
| AMADOR | Rural California Housing Corp | 3 | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| CALAVERAS | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| COLUSA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| COLUSA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| CONTRA COSTA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| EL DORADO | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| GLENN | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| LOS ANGELES | FAME Corporation | 2 | 1968 W. Adams Blvd. | Los Angeles | CA | 90018 | (323) 730-7727 | Sandra Hernandez | sandrah@famecorporations.org | (323) 737-5717 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/28/98 |
| NAPA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| NEVADA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| PLACER | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| SACRAMENTO | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| SAN JOAQUIN | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| SHASTA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| SUTTER | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| TEHAMA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| YOLO | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| YUBA | Rural California Housing Corp | | 3120 Freeboard Drive, Suite 201 | West Sacramento | CA | 95691 | (916) 414-4436 | | | | Local, regional, national public agency | X | 8/14/14 | 12/28/98 |
| RIVERSIDE | BUILD Leadership Development Inc. | | 1280 Bison, Ste. B9-200 | Newport Beach | CA | 92660 | (949) 720-7044 | Tracy Green | tlg-build@msn.com | (949) 720-7434 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| SACRAMENTO | Sacramento Valley Organizing Community | 3 | 3263 1st Ave | Sacramento | CA | 95817 | (916) 457-0245 | Larry Ferlazzo | scork@pacbell.net | (916) 457-0207 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| SAN BERNARDINO | BUILD Leadership Development Inc. | | 1280 Bison, Ste. B9-200 | Newport Beach | CA | 92660 | (949) 720-7044 | Tracy Green | tlg-build@msn.com | (949) 720-7434 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| SAN FRANCISCO | BUILD Leadership Development Inc. | | 1280 Bison, Ste. B9-200 | Newport Beach | CA | 92660 | (949) 720-7044 | Tracy Green | tlg-build@msn.com | (949) 720-7434 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| SOLANO | Sacramento Valley Organizing Community | | 3263 1st Ave | Sacramento | CA | 95817 | (916) 457-0245 | Larry Ferlazzo | scork@pacbell.net | (916) 457-0207 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| YOLO | Sacramento Valley Organizing Community | | 3263 1st Ave | Sacramento | CA | 95817 | (916) 457-0245 | Larry Ferlazzo | scork@pacbell.net | (916) 457-0207 | Local, regional, national nonprofit org. | X | | 12/29/98 |
| ALL COUNTIES | Foundation for Affordable Housing, Inc. | 2 | 384 Forest Ave., Suite 14 | Laguna Beach | CA | 92651 | (949) 443-9101 | Darrin Willard | | (949) 443-9133 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| BUTTE | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| GLENN | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| LASSEN | Community Housing Improvement Program, Inc | 2 | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| PLUMAS | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| SHASTA | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| SUTTER | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| TEHAMA | Community Housing Improvement Program, Inc | | 1001 Willow St | Chico | CA | 95928 | (530) 891-6931 | Kris Zappettini | chip@sunset.net | (530) 891-8547 | Local, regional, national nonprofit org. | X | 8/14/14 | 12/30/98 |
| ALAMEDA | East Bay Asian Local Development Corporation | 3 | 310 Eighth Street, Ste. 200 | Oakland | CA | 94607 | | Lynette Jung Lee | ljungle@ebaldc.com | (510) 763-4143 | Local, regional, national nonprofit org. | | 5/9/17 | 1/5/99 |
| CONTRA COSTA | East Bay Asian Local Development Corporation | | 310 Eighth Street, Suite 200 | Oakland | CA | 94607 | (510) 287-5353 | | | (510) 763-4143 | Local, regional, national nonprofit org. | | 6/5/17 | 1/5/99 |
| FRESNO | Fresno Co. Economic Opportunities Commission | 3 | 3120 W. Nielsen Ave., Ste. 102 | Fresno | CA | 93706 | (559) 485-3733 | George Egawa | egcnlsn@pacbell.com | (559) 485-3737 | Local, regional, national nonprofit org. | | 6/14/17 | 1/5/99 |
| SOLANO | Fairfield Redevelopment Agency, Planning Department | 3 | 1000 WebSter St., 2nd Floor | Fairfield | CA | 94533 | (707) 428-7688 | Lark Solis | lsolis@ci.fairfield.ca | (707) 428-7621 | Local, regional, national nonprofit org. | X | | 1/5/99 |
| EL DORADO | El Dorado County Housing Authority | 3 | 937 Spring St | Placerville | CA | 95667 | (530) 621-6167 | Joyce Aldrich | jaldrich@innercite.com | | Local, regional, national nonprofit org. | | 6/14/17 | 1/6/99 |
| LOS ANGELES | American Family Housing | 2 | 15161 Jackson St | Midway City | CA | 92655 | (714) 897-3221 | Donna Gallup | info@compuall.net | (714) 893-6858 | Local, regional, national nonprofit org. | X | 1/5/17 | 1/6/99 |
| SAN FRANCISCO | Bernal Heights Neighborhood Center | 3 | 515 Cortland Ave | San Francisco | CA | 94110 | (415) 206-2140 | Housing Director | | (415) 648-0793 | Local, regional, national nonprofit org. | X | | 1/6/99 |
| SAN FRANCISCO | Mission Housing Development Corp | 3 | 474 Valencia St, Ste. 280 | San Francisco | CA | 94103 | (415) 864-6432 | Philip Dockow | | (415) 864-0378 | Local, regional, national nonprofit org. | X | | 1/8/99 |
| STANISLAUS | Modesto Redevelopment Agency | 3 | 940 11th St | Modesto | CA | 95355 | (209) 577-5247 | Bill Cooper | bcooper@ci.modesto.ca.us | (209) 544-3982 | Local, regional, national nonprofit org. | X | | 1/8/99 |
| SAN FRANCISCO | Chinatown Community Development Center | 3 | 1525 Grant Ave | San Francisco | CA | 94133 | (415) 984-1450 | Joanne Lee | cchd@hooked.net | (415) 984-1494 | Local, regional, national nonprofit org. | X | | 1/11/99 |
| ALL COUNTIES | The Trinity Housing Foundation | 2 | 836 Avalon Ave | Lafayette | CA | 94549 | (925) 385-0754 | Bill Leone | bleone@apr.com | (925) 215-2403 | Local, regional, national public agency | X | 2/26/14 | 1/12/99 |
| LOS ANGELES | The Long Beach Housing Development Co. | | 836 Avalon Ave | Lafayette | CA | 94549 | (925) 385-0754 | Bill Leone | bleone@apr.com | (925) 215-2403 | Local, regional, national public agency | X | 6/14/12 | 1/12/99 |
| LOS ANGELES | PICO Union Housing Corporation | 2 | 1038 Venice Blvd. | Los Angeles | CA | 90015 | (213) 747-2790 | Jesus Torres | torres@puhc.org | (213) 743-3819 | Local, regional, national nonprofit org. | X | 8/14/14 | 1/12/99 |
| VENTURA | A Community of Friends | | 836 Avalon Ave | Lafayette | CA | 94549 | (925) 385-0754 | Bill Leone | bleone@apr.com | (925) 215-2403 | Local, regional, national public agency | X | 6/14/12 | 1/12/99 |
| LOS ANGELES | Korean Youth & Community Center, Inc. (KYCC) | 3 | 680 S. Wilton Place | Los Angeles | CA | 90005 | (213) 365-7400 | Jimmy Lee | | (213) 353-1280 | Local, regional, national nonprofit org. | X | | 1/19/99 |
| CONTRA COSTA | Pacific Community Services, Inc. | 3 | 329 Railroad Ave, P.O. Box 1397 | Pittsburg | CA | 94565 | (925) 439-1056 | Tom LaFleur | tomlf@earthlink.net | (925) 439-0831 | Local, regional, national nonprofit org. | X | 6/5/17 | 1/21/99 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| IMPERIAL | Coachella Valley Housing Coalition | 3 | 45-701 Monroe St, Ste. G., Plaza I | Indio | CA | 92201 | (760) 347-3157 | Emilia Mojica | Emojica@cvhc.org | (760) 342-6466 | Local, regional, national nonprofit org. | X | 6/14/17 | 1/21/99 |
| RIVERSIDE | Coachella Valley Housing Coalition | | 45-701 Monroe St, Ste. G., Plaza I | Indio | CA | 92201 | (760) 347-3157 | Emilia Mojica | Emojica@cvhc.org | (760) 342-6466 | Local, regional, national nonprofit org. | X | 6/14/17 | 1/21/99 |
| SAN BERNARDINO | Coachella Valley Housing Coalition | | 45-701 Monroe St, Ste. G., Plaza I | Indio | CA | 92201 | (760) 347-3157 | Emilia Mojica | Emojica@cvhc.org | (760) 342-6466 | Local, regional, national nonprofit org. | X | 6/14/17 | 1/21/99 |
| SAN DIEGO | Coachella Valley Housing Coalition | | 45-701 Monroe St, Ste. G., Plaza I | Indio | CA | 92201 | (760) 347-3157 | Emilia Mojica | Emojica@cvhc.org | (760) 342-6466 | Local, regional, national nonprofit org. | X | 6/14/17 | 1/21/99 |
| SOLANO | Pacific Community Services, Inc. | | 329 Railroad Ave, P.O. Box 1397 | Pittsburg | CA | 94565 | (925) 439-1056 | Tom LaFleur | Pacomseru@aol.cn | (925) 439-0831 | Local, regional, national nonprofit org. | X | | 1/21/99 |
| SONOMA | Pacific Community Services, Inc. | | 329 Railroad Ave, P.O. Box 1397 | Pittsburg | CA | 94565 | (925) 439-1056 | Tom LaFleur | pacomseru@aol.com | (925) 439-0831 | Local, regional, national nonprofit org. | X | | 1/21/99 |
| ALAMEDA | Community and Economic Development Agency | 3 | 250 Frank H. Ogawa Plaza Ste. 5313 | Oakland | CA | 94612 | (510) 238-3502 | Jefferey P. Levin | jplevin@oaklandnet.com | (510) 238-3691 | Local, regional, national nonprofit org. | | 5/9/17 | 1/27/99 |
| ALAMEDA | Bay Area Community Services | 3 | 629 Oakland Ave | Oakland | CA | 94611 | (510) 499-0365 | Daniel Cooperman | dcooperman@bayareacs.org | (510) 569-4589 | Local, regional, national nonprofit org. | X | 5/9/17 | 1/28/99 |
| ALL COUNTIES | National Community Renaissance | 3 | 9421 Haven Avenue | Rancho Cucamonga | CA | 91730 | (909) 204-3508 | Tracey Williams | twilliams@nationalcore.org | (909) 483-6524 | Local, regional, national public agency | X | 5/24/17 | 5/17/99 |
| ALL COUNTIES | Community Housing Assistance Program, Inc. | 2 | 3803 E. Casselle Ave | Orange | CA | 92869 | | Ken Robertson | chapahg1@aol.com | (714) 744-6850 | Local, regional, national public agency | X | 8/14/14 | 5/18/99 |
| CONTRA COSTA | Community Housing Development Corp. | 3 | 1535 Fred Jackson Way ste A | Richmond | CA | 94801 | (510) 412-9290 | Donald Gilmore | Dgilmore@chdcnr.com | (510) 215-9276 | Local, regional, national nonprofit org. | X | 5/24/17 | 5/19/99 |
| DEL NORTE | Redwood Community Action Agency | 2 | 904 G St. | Eureka | CA | 95501 | (707) 269-2021 | Bill Rodstrom | planning@rcaa.org | | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| HUMBOLDT | Redwood Community Action Agency | | 904 G St | Eureka | CA | 95501 | (707) 269-2021 | Bill Rodstrom | planning@rcaa.org | | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| LOS ANGELES | Long Beach Affordable Housing Coalition, Inc | 3 | 5855 Naples Plaza, Suite 209 | Long Beach | CA | 90803 | (562) 434-3333 | H. Kim Huntley | | (562) 434-3330 | Local, regional, national public agency | x | 9/26/08 | 5/19/99 |
| MONTEREY | Peoples' Self-Help Housing Corp. | | 3533 Empleo St | San Luis Obispo | CA | 93401 | (805) 540-2452 | John Fowler | admin@pshhc.org | (805) 544-1901 | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| ORANGE | Long Beach Affordable Housing Coalition, Inc | | 5855 Naples Plaza, Suite 209 | Long Beach | CA | 90803 | (562) 434-3333 | H. Kim Huntley | | (562) 434-3330 | Local, regional, national public agency | x | 9/26/08 | 5/19/99 |
| SAN BENITO | Peoples' Self-Help Housing Corp | 2 | 3533 Empleo St. | San Luis Obispo | CA | 93401 | (805) 540-2452 | John Fowler | http://www.pshh.org/ | (805) 544-1901 | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| SAN DIEGO | Long Beach Affordable Housing Coalition, Inc. | | 5855 Naples Plaza, Suite 209 | Long Beach | CA | 90803 | (562) 434-3333 | H. Kim Huntley | | (562) 434-3330 | Local, regional, national public agency | x | 9/26/08 | 5/19/99 |
| SAN DIEGO | Bayview CDC | 3 | 5100 Federal Blvd, 2nd Floor | San Diego | CA | 92105 | (619) 262-8403 | Stasi Williams | | (619) 262-7836 | Local, regional, national nonprofit org. | X | | 5/19/99 |
| SAN LUIS OBISPO | Peoples' Self-Help Housing Corp. | | 3533 Empleo St. | San Luis Obispo | CA | 93401 | (805) 540-2452 | John Fowler | admin@pshhc.org | (805) 544-1901 | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| SANTA BARBARA | Long Beach Affordable Housing Coalition, Inc. | | 5855 Naples Plaza, Suite 209 | Long Beach | CA | 90803 | (562) 434-3333 | H. Kim Huntley | | (562) 434-3330 | Local, regional, national public agency | x | 9/26/08 | 5/19/99 |
| SANTA BARBARA | Peoples' Self-Help Housing Corp. | | 3533 Empleo St. | San Luis Obispo | CA | 93401 | (805) 540-2452 | John Fowler | admin@pshhc.org | (805) 544-1901 | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| VENTURA | Long Beach Affordable Housing Coalition, Inc | | 5855 Naples Plaza, Suite 209 | Long Beach | CA | 90803 | (562) 434-3333 | H. Kim Huntley | | (562) 434-3330 | Local, regional, national public agency | X | 9/26/08 | 5/19/99 |
| VENTURA | Peoples' Self-Help Housing Corp. | | 3533 Empleo St. | San Luis Obispo | CA | 93401 | (805) 540-2452 | John Fowler | admin@pshhc.org | (805) 544-1901 | Local, regional, national nonprofit org. | X | 8/14/14 | 5/19/99 |
| ALL COUNTIES | DML & Associates Foundation | 3 | 6043 Tampa Ave, Ste. 101A | Tarzana | CA | 91356 | (818) 708-2710 | Myron Lieberman | | (818) 708-1944 | Local, regional, national nonprofit org. | | 5/23/17 | 5/21/99 |
| ALL COUNTIES | EAH, Inc. | 3 | 22 Pelican Way | San Rafael | CA | 94901 | (415) 599-2712 | Scott Johnson | scott.johnson@eahhousing.org | (415) 453-3683 | Local, regional, national public agency | X | 5/23/18 | 5/21/99 |
| ALAMEDA | Satellite Affordable Housing Associates | 2 | 1835 Alcatraz Ave. | Berkeley | CA | 94703 | (510) 647-0700 | Susan Friedland | Susanfriedland@sahahomes.org | (510) 647-0820 | Local, regional, national nonprofit org. | X | 2/26/14 | 6/10/99 |
| CONTRA COSTA | Anka Behavioral Health | 3 | 1850 Gateway Blvd., Suite 900 | Concord | CA | 94520 | (925) 825-4700 | | | (925) 825-2610 | Local, regional, national nonprofit org. | X | 9/27/10 | 6/10/99 |
| CONTRA COSTA | Anka Behavioral Health | | 1850 Gateway Blvd., Suite 900 | Concord | CA | 94520 | (925) 825-4700 | | | (925) 825-2610 | Local, regional, national nonprofit org. | X | 9/27/10 | 6/10/99 |
| CONTRA COSTA | Satellite Housing Inc. | | 2526 Martin Luther King., Jr Way | Berkeley | CA | 94704 | (510) 647-0700 | Susan Friedland | staff@sathomes.org | (510) 647-0820 | Local, regional, national nonprofit org. | X | 2/26/14 | 6/10/99 |
| KERN | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| LOS ANGELES | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| NAPA | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| ORANGE | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| RIVERSIDE | Anka Behavioral Health | | 1850 Gateway Blvd., Suite 900 | Concord | CA | 94520 | (925) 825-4700 | | zzcheap@aol.com | (925) 825-2610 | Local, regional, national nonprofit org. | X | 9/27/10 | 6/10/99 |
| RIVERSIDE | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SACRAMENTO | Satellite Housing Inc. | | 2526 Martin Luther King., Jr Way | Berkeley | CA | 94704 | (510) 647-0700 | Susan Friedland, | staff@sathomes.org | (510) 647-0820 | Local, regional, national nonprofit org. | X | 2/26/14 | 6/10/99 |
| SACRAMENTO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SAN BERNARDINO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SAN DIEGO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SAN FRANCISCO | Satellite Housing Inc. | | 2526 Martin Luther King., Jr Way | Berkeley | CA | 94704 | (510) 647-0700 | Susan Friedland, | staff@sathomes.org | (510) 647-0820 | Local, regional, national nonprofit org. | X | 2/26/14 | 6/10/99 |
| SAN FRANCISCO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SAN JOAQUIN | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SAN MATEO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SANTA BARBARA | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| SANTA CLARA | Satellite Housing Inc. | | 2526 Martin Luther King., Jr Way | Berkeley | CA | 94704 | (510) 647-0700 | Susan Friedland, | staff@sathomes.org | (510) 647-0820 | Local, regional, national nonprofit org. | X | 2/26/14 | 6/10/99 |
| SOLANO | Anka Behavioral Health | | 1850 Gateway Blvd., Suite 900 | Concord | CA | 94520 | (925) 825-4700 | | zzcheap@aol.com | (925) 825-2610 | Local, regional, national nonprofit org. | X | 9/27/10 | 6/10/99 |
| SOLANO | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dsstretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| STANISLAUS | Housing Authority of the County of Stanislaus | 3 | P.O. Box 581918 | Modesto | CA | 95358 | (209) 523-0705 | Rich Chubon | Rchubon@stancoha.net | (209) 522-8637 | Local, regional, national nonprofit org. | X | | 6/10/99 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| VENTURA | Housing Corporation of America | | 31423 Coast Highway, Ste. 7100 | Laguna Beach | CA | 92677 | (323) 726-9672 | Carol Cromar | hcaccromar@dessretonline.com | | Local, regional, national public agency | | 6/14/17 | 6/10/99 |
| LOS ANGELES | Abode Communities | 2 | 701 E. Third St., Ste. 400 | Los Angeles | CA | 90015 | (213) 629-2702 | Holly Benson | | (213) 627-6407 | Local, regional, national public agency | X | 8/14/14 | 3/9/00 |
| ALL COUNTIES | University River Village | 3 | 7901 La Riviera Drive | Sacramento | CA | 95826 | (916) 381-2001 | Kaci Walsh | | (916) 381-7321 | Local, regional, national public agency | | 5/10/17 | 6/1/00 |
| ALL COUNTIES | National Affordable Housing Trust | 3 | 2335 North Bank Drive | Columbus | OH | 43220 | (614) 451-9929 | Robert Snow | rsnow@nahtt.org | (614) 451-3370 | Local, regional, national public agency | | 5/24/17 | 6/1/00 |
| SAN DIEGO | San Diego Co. Dept. of Housing & Cmty Development | 3 | 3989 Ruffin Road | San Diego | CA | 92123 | (858) 694-4805 | Alfredo Ybarra | aybarra@co.san-diego.ca.us | (858) 694-4871 | Local, regional, national nonprofit org. | X | | 9/19/00 |
| ALL COUNTIES | California Housing Partnership Corporation | 2 | 369 Pine Street, Suite 300 | San Francisco | CA | 94104 | (415) 433-6804 | Matt Schwartz | mschwartz@chp.net | (415) 433-6805 | Local, regional, public agency | X | 8/14/14 | 10/23/00 |
| ALL COUNTIES | Solari Enterprises, Inc. | 3 | 1544 W. Yale Ave | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bsolari@solari-ent.com | (714) 282-2521 | Profit-motivated individual or organization | | 5/24/17 | 12/29/00 |
| LOS ANGELES | Southern California Presbyterian Homes | 2 | 516 Burchett St | Glendale | CA | 91203 | (818) 247-0420 | Jacqueline A Seegobm | | (818) 247-0420 | Local, regional, national public agency | X | 8/14/14 | 12/29/00 |
| RIVERSIDE | Southern California Presbyterian Homes | | 516 Burchett St | Glendale | CA | 91203 | (818) 247-0420 | Jacqueline A Seegobm | | (818) 247-0420 | Local, regional, national public agency | X | 8/14/14 | 12/29/00 |
| SAN BERNARDINO | Southern California Presbyterian Homes | | 516 Burchett St | Glendale | CA | 91203 | (818) 247-0420 | Jacqueline A Seegobm | | (818) 247-0420 | Local, regional, national public agency | X | 8/14/14 | 12/29/00 |
| ALL COUNTIES | Mercy Housing, Inc. | 3 | 1999 Broadway, Suite 1000 | Denver | CO | 80202 | 303-830-3300 | Janet Gaf | info@mercyhousing.org | (303) 830-3301 | Local, regional, national public agency | | 5/24/17 | 1/17/01 |
| ALL COUNTIES | California Community Reinvestment Corp. | 2 | 100 West Broadway Ste. 1000 | Glendale | CA | 91210 | 818-844-4951 | David Saltzman | david.saltzman@e-ccrc.org | (818) 550-9806 | Local, regional, national nonprofit org. | X | 5/23/17 | 1/18/01 |
| FRESNO | The East Los Angeles Community Union (TELACU) | 2 | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| KERN | The East Los Angeles Community Union (TELACU) | | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| LOS ANGELES | The East Los Angeles Community Union (TELACU) | | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| RIVERSIDE | The East Los Angeles Community Union (TELACU) | | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| SAN BERNARDINO | The East Los Angeles Community Union (TELACU) | | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| SAN DIEGO | The East Los Angeles Community Union (TELACU) | | 1248 Goodrich Blvd. | Los Angeles | CA | 90022 | (323) 838-8556 | Jasmine Borrego | frmreception@telacu.com | (323) 838-0548 | Local, regional, national public agency | X | 8/14/14 | 1/29/01 |
| ALAMEDA | Christian Church Homes of Northern California, Inc. | 3 | 303 Hegenberger Road, Ste. 201 | Oakland | CA | 94621 | (510) 632-6712 | William F. Pickel | bpickel@cchnc.org | (510) 632-6755 | Local, regional, national public agency | | 5/9/17 | 2/6/01 |
| ALL COUNTIES | Goldrich & Kest Industries, LLC | 2 | 5150 Overland Avenue | Culver City | CA | 90230 | (310) 204-2050 | Carole Glodney | Carole@Gkind.com | (310) 280-5767 | Profit-motivated individual or organization | X | 8/14/14 | 4/25/01 |
| LOS ANGELES | LTSC Community Development Corporation | 2 | 231 East Third Street, Ste. G 106 | Los Angeles | CA | 90013 | (213) 473-1606 | Takao Suzuki | tsuzuki@ltsc.org | (213) 473-1681 | Local, regional, national nonprofit org. | X | 8/14/14 | 4/25/01 |
| ALL COUNTIES | East Los Angeles Community Corporation | 3 | 530 South Boyle Avenue | Los Angeles | CA | 90033 | (323) 269-4214 | Ernesto Espinoza | | (323) 261-1065 | Local, regional, national nonprofit org. | X | 12/24/10 | 7/13/01 |
| LOS ANGELES | Nexus for Affordable Housing | 2 | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| ORANGE | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| RIVERSIDE | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| SAN BERNARDINO | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| SAN DIEGO | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| SANTA BARBARA | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| VENTURA | Nexus for Affordable Housing | | 1572 N. Main Street | Orange | CA | 92867 | (714) 282-2520 | Bruce Solari | bruce@solari-ent.com | (714) 282-2521 | Local, regional, national nonprofit org. | X | 8/14/14 | 7/13/01 |
| SACRAMENTO | Norwood Family Housing | 3 | 630 I Street, Second Floor | Sacramento | CA | 95814 | (916) 440-1328 | Darren Bobrowsky | dbobrowsky@shra.org | (916) 442-6736 | Local, regional, national nonprofit org. | X | | 1/9/02 |
| ALL COUNTIES | Bayside Communities | 3 | 1990 North California Blvd., Ste. 1070 | Walnut Creek | CA | 94596 | (925) 482-9406 | Basil Rallis | brallis@baysidecommunities.com | (510) 891-9004 | Profit-motivated individual or organization | X | 5/10/17 | 9/10/02 |
| ALL COUNTIES | Newport Development, LLC | 3 | 9 Cushing, Ste. 200 | Irvine | CA | 92618 | (949) 923-7812 | Warren Allen | wallen@newportpartners.com | (949) 585-0449 | Profit-motivated individual or organization | X | 5/24/17 | 9/10/02 |
| ALL COUNTIES | Mercy Housing California | 3 | 1360 Mission St., Suite 300 | San Francisco | CA | 94103 | 213-743-5830 | Ed Holder | eholder@mercyhousing.org | (415) 553-6373 | Local, regional, national nonprofit org. | X | 5/24/17 | 12/9/02 |
| ALL COUNTIES | KDF Communities, LLC | 3 | 1301 Dove St., Suite 720 | Newport Beach | CA | 92660 | (949) 622-1888 | John Bernard | | (949) 851-1819 | Profit-motivated individual or organization | | 5/23/17 | 12/13/02 |
| SONOMA | Divine Senior Apartments | 3 | P.O. Box 148 | Occidental | CA | 95465 | (707) 874-3538 | Richard W. Blanz | | (707) 874-3538 | Local, regional, national nonprofit org. | X | | 5/29/03 |
| ALL COUNTIES | California Human Development Corporation | 2 | 3315 Airway Drive | Santa Rosa | CA | 95403 | (707) 521-4788 | John M. Way | CaliforniaHumanDevelopment.org | (707) 523-3776 | Local, regional, national nonprofit org. | X | 8/14/14 | 6/30/03 |
| ALL COUNTIES | Reiner Communities LLC | 3 | 100 Spectrum Center Dr. Suite 830 | Irvine | CA | 92618 | (949) 753-0555 | Dylan Feliciano | df@reinerllc.com | | Profit-motivated individual or organization | X | 5/16/17 | 6/30/03 |
| ALL COUNTIES | Petaluma Ecumenical Properties Inc. | | 1400 Caulfield Lane | Petaluma | CA | 94954 | (707) 762-2336 | Vera R. Ciammetti | gen@pephousing.org | (707) 762-4657 | Local, regional, national nonprofit org. | | 5/10/17 | 8/19/03 |
| ALL COUNTIES | The John Stewert Company | 3 | 1388 Sutter St., 11th Floor | San Francisco | CA | 94109 | (415) 345-4400 | Margaret Miller | mmiller@jsw.net | (415) 614-9175 | State-wide, for-profit | X | 5/24/17 | 8/19/03 |
| ALL COUNTIES | William G. Ayyad, Inc. | 3 | 9252 Chesepeake Dr., Suite 100 | San Diego | CA | 92123 | (858) 244-0900 *4 | Rebecca Ayyad | rayyad@sdgi.net | (858) 244-0909 | Profit-motivated individual or organization | | 5/24/17 | 8/19/03 |
| MENDOCINO | CDC of Mendocino County | 2 | 1076 North State Street | Ukiah | CA | 95482 | (707) 463-5462 | Todd Crabtree | crabtret@cdchousing.org | (707) 463-4188 | Public housing authority | | 2/26/14 | 8/25/03 |
| SONOMA | Sonoma County Community Development Commission | 2 | 1440 Guerneville Road | Santa Rosa | CA | 95403 | (707) 565-7901 | Nick Stewart | Nick.Stewart@sonoma-county.org | | | | 8/14/14 | 9/8/03 |
| ALL COUNTIES | Linc Housing Corporation | 2 | 100 Pine Avenue, # 500 | Long Beach | CA | 90802 | (562) 684-1100 | Sid Paul | | (562) 684-1137 | | | 8/14/14 | 9/15/03 |
| LOS ANGELES | Francis R. Hardy, Jr. | 3 | 2735 W. 94th Street | Inglewood | CA | 90305 | (323) 756-6533 | Francis R. Hardy, Jr. | | (323) 756-6533 | | | | 9/18/03 |
| ALL COUNTIES | Domus Development, LLC | 2 | 594 Howard St., Ste 204 | San Francisco | CA | 94105 | (415) 856-0010 | Meea Kang | | (415) 856-0264 | | X | 8/14/14 | 2/4/04 |
| ALL COUNTIES | BUILD Leadership Development, Inc. | 3 | P.O. Box 9414 | Newport Beach | CA | 92658 | (877) 644-9422 | Tracy Green | | (949) 719-9711 | Local, regional, national nonprofit org. | | 5/16/17 | 2/4/04 |
| ALL COUNTIES | Skyline Real Estate Development & Acquisitions, Inc. | 3 | P.O. Box 7613 | Newport Beach | CA | 92658 | (949) 293-4705 | Lynn Miller | skylinerealestate@cox.net | (949) 719-9711 | Profit-motivated individual or organization | | 5/24/17 | 2/4/04 |
| LOS ANGELES | A Community of Friends | | 9 Cushing, Ste. 200 | Irvine | CA | 92618 | (415) 856-0010 | Meea Kang | meea@domusd.com | (415) 856-0264 | | X | 8/27/13 | 2/4/04 |
| ALL COUNTIES | MBK Management Corporation | 3 | 23586 Calabasas Road, Ste. 100 | Calabasas | CA | 91302 | (818) 444-2100 ext. 25 | Jessica Robbins | jrobbins@mbkmgmt.com | (818) 337-7578 | | X | 5/23/17 | 3/4/04 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ALL COUNTIES | Cabouchon Properties, LLC | 3 | Pier 9, Suite 114 | San Francisco | CA | 94111 | (415) 433-2000 | Susan Terrado | | (415) 433-2000 | | | 5/23/17 | 4/28/04 |
| ALL COUNTIES | Maximus Properties, LLC | 3 | 23586 Calabasas Road, Ste. 103 | Calabasas | CA | 91302 | (818)449-4004 | Jeffrey S. McGuire | jmcguire@remax.net | (818) 449-4004 | | | 5/23/17 | 4/28/04 |
| ALL COUNTIES | Squier Properties, LLC | 3 | 1157 Lake Street | Venice | CA | 90291 | (310) 418-6389 | Scott Richards√ | gsquier@earthlink.net | (310) 418-6389 | Profit-motivated individual or organization | | 5/24/17 | 4/28/04 |
| LOS ANGELES | Many Mansions, Inc. | 3 | 1459 E. Thousand Oaks Blvd.,Ste.C | Thousand Oaks | CA | 91362 | (805) 496-4948 | Neil McGuffin | danhardy@west.net | (805) 496-4948 | Local, regional, national nonprofit org. | X | | 4/28/04 |
| LOS ANGELES | Winnetka King, LLC | 3 | 23586 Calabasas Road, Ste. 100 | Los Angeles | CA | 91302 | (818) 222-2800 | Rick Macaya | | (818) 222-2800 | | | | 4/28/04 |
| SANTA BARBARA | Many Mansions, Inc. | | 1459 E. Thousand Oaks Blvd.,Ste.C | Thousand Oaks | CA | 91362 | (805) 496-4948 | Neil McGuffin | | (805) 496-4948 | | | | 4/28/04 |
| VENTURA | Many Mansions, Inc. | | 1459 E. Thousand Oaks Blvd.,Ste.C | Thousand Oaks | CA | 91362 | (805) 496-4948 | Neil McGuffin | danhardy@west.net | (805) 496-4948 | Local, regional, national nonprofit org. | X | | 4/28/04 |
| ALL COUNTIES | Creative Housing Coalition | 3 | 4612 Alta Canyada Road | La Canada | CA | 91011 | (805) 736-9342 | Jane Anderson | | (805) 736-9342 | | | 5/23/17 | 5/19/04 |
| ALL COUNTIES | Fallbrook Capital Corporation | 3 | 6700 Fallbrook Avenue, #111 | West Hills | CA | 91307 | (818) 712-6931 | Brandt Blaken | | (818) 712-6931 | | | 5/23/17 | 6/1/04 |
| LOS ANGELES | Los Angeles Housing & Community Invest Dept | 2 | 1200 W.7th Street, 9th Floor | Los Angeles | CA | 90017 | (213) 808-8654 | Franklin Campos | fcampos@lahd.lacity.org | (213) 808-8999 | | X | 8/14/14 | 3/15/05 |
| ALL COUNTIES | West Bay Housing Corporation | 3 | 1390 Market Street, Ste. 405 | San Francisco | CA | 94102 | (415) 618-0012 | Bill Pickel | | (415) 618-0228 | | X | 9/25/12 | 4/6/05 |
| SAN DIEGO | A Community of Friends | | 1390 Market Street, Ste. 405 | San Francisco | CA | 94102 | (415) 618-0012 | Bill Pickel | | (415) 618-0228 | | X | 9/25/12 | 4/6/05 |
| ALAMEDA | Northern California Land Trust, Inc. | 2 | 3122 Shattuck Avenue | Berkeley | CA | 94705 | (510) 548-7878 | Erin Coyle | erin.coyle@nclt.org | (510) 548-7562 | | X | 8/14/14 | 6/10/05 |
| CONTRA COSTA | Northern California Land Trust, Inc. | | 3122 Shattuck Avenue | Berkeley | CA | 94705 | (510) 548-7878 | | | (510) 548-7562 | | X | 8/14/14 | 6/10/05 |
| LOS ANGELES | Orange Housing Development Corporation | 3 | 414 E. Chapman Avenue | Orange | CA | 92866 | (714) 288-7600 | Todd Cottle | | (714) 242-2092 | | X | | 6/10/05 |
| MARIN | Northern California Land Trust, Inc. | | 3122 Shattuck Avenue | Berkeley | CA | 94705 | (510) 548-7878 | | | (510) 548-7562 | | X | 8/14/14 | 6/10/05 |
| ORANGE | Orange Housing Development Corporation | | 414 E. Chapman Avenue | Orange | CA | 92866 | (714) 288-7600 | Todd Cottle | | (714) 242-2092 | | X | | 6/10/05 |
| RIVERSIDE | Orange Housing Development Corporation | | 414 E. Chapman Avenue | Orange | CA | 92866 | (714) 288-7600x 25 | Todd Cottle | | (714) 242-2092 | | X | | 6/10/05 |
| SAN BERNARDINO | Orange Housing Development Corporation | | 414 E. Chapman Avenue | Orange | CA | 92866 | (714) 288-7600 | Todd Cottle | | (714) 242-2092 | | X | | 6/10/05 |
| SAN DIEGO | Orange Housing Development Corporation | | 414 E. Chapman Avenue | Orange | CA | 92866 | (714) 288-7600 | Todd Cottle | | (714) 242-2092 | | X | | 6/10/05 |
| SAN FRANCISCO | Northern California Land Trust, Inc. | | 3122 Shattuck Avenue | Berkeley | CA | 94705 | (510) 548-7878 | | | (510) 548-7562 | | X | 8/14/14 | 6/10/05 |
| SAN MATEO | Northern California Land Trust, Inc. | | 3122 Shattuck Avenue | Berkeley | CA | 94705 | (510) 548-7878 | | | (510) 548-7562 | | X | 8/14/14 | 6/10/05 |
| ORANGE | Riverside Chartable Corporation | 2 | 3803 E. Casselle Ave | Orange | CA | 92869 | (714) 628-1650 | Kenneth S. Robertson | | (714) 628-1657 | | | 8/14/14 | 9/2/05 |
| LOS ANGELES | Home and Community | 3 | 2425 Riverside Place | Los Angeles | CA | 90039 | (213) 910-9738 | Sabrina Williams | | (213) 913-5819 | | | | 11/28/05 |
| ALL COUNTIES | Wakeland Housing & Development Corporation | 3 | 1230 Columbia St. Ste. 950 | San Diego | CA | 92101 | (619) 326-6215 | Tim Wray | | (619) 235-5386 | | X | 5/24/17 | 12/27/05 |
| LOS ANGELES | Hart Community Homes | 3 | 2807 E. Lincoln Ave | Anaheim | CA | 92086 | (714) 630-1007 | William Hart | | (714) 630-3714 | | X | | 12/27/05 |
| ORANGE | Hart Community Homes | | 2807 E. Lincoln Ave | Anaheim | CA | 92086 | (714) 630-1007 | William Hart | | (714) 630-3714 | | X | | 12/27/05 |
| KERN | Keller & Company | 3 | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | 6/14/17 | 2/8/06 |
| KERN | Poker Flats LLC | 3 | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | 6/14/17 | 2/8/06 |
| LOS ANGELES | Keller & Company | | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | | 2/8/06 |
| LOS ANGELES | Poker Flats LLC | | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | | 2/8/06 |
| ORANGE | Keller & Company | | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | | 2/8/06 |
| ORANGE | Poker Flats LLC | | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | | 2/8/06 |
| RIVERSIDE | Keller & Company | | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | | 2/8/06 |
| RIVERSIDE | Poker Flats LLC | | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | | 2/8/06 |
| SAN BERNARDINO | Keller & Company | | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | | 2/8/06 |
| SAN BERNARDINO | Poker Flats LLC | | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | | 2/8/06 |
| SAN DIEGO | Keller & Company | | 4309 Argos Drive | San Diego | CA | 92116 | | Chad Keller | | (619) 795-7151 | | | | 2/8/06 |
| SAN DIEGO | Poker Flats LLC | | 1726 Webster | Los Angeles | CA | 90026 | | Jennifer B. Luria | | (323) 661-2936 | | | | 2/8/06 |
| ALL COUNTIES | Hampstead Development Group, Inc. | 3 | 3413 30th Street | San Diego | CA | 92104 | (619) 543-4200 | Chris Foster | | (619) 543-4220 | | X | 8/24/11 | 5/5/06 |
| KERN | Housing Authority of the County of Kern | 2 | 601 24th Street | Bakersfield | CA | 93301 | (661) 631-8500 | Stephen M. Pelz | | (661) 631-9500 | | | 8/14/14 | 5/5/06 |
| SANTA CRUZ | Housing Authority of the County of Santa Cruz | 2 | 2931 Mission Street | Santa Cruz | CA | 95060 | (831) 454-5901 | Ken Cole | | | | | 8/14/14 | 5/5/06 |
| LOS ANGELES | Coalition for Economic Survival | 3 | 514 Shatto Place, Suite 270 | Los Angeles | CA | 90020 | (213) 252-4411 | Alison Dickson | | (213) 252-4422 | | X | | 6/8/06 |
| ORANGE | Coalition for Economic Survival | | 514 Shatto Place, Suite 270 | Los Angeles | CA | 90020 | (213) 252-4411 | Alison Dickson | | (213) 252-4422 | | X | | 6/8/06 |
| RIVERSIDE | Coalition for Economic Survival | | 514 Shatto Place, Suite 270 | Los Angeles | CA | 90020 | (213) 252-4411 | Alison Dickson | | (213) 252-4422 | | X | | 6/8/06 |
| SAN BERNARDINO | Coalition for Economic Survival | | 514 Shatto Place, Suite 270 | Los Angeles | CA | 90020 | (213) 252-4411 | Alison Dickson | | (213) 252-4422 | | X | | 6/8/06 |
| VENTURA | Coalition for Economic Survival | | 514 Shatto Place, Suite 270 | Los Angeles | CA | 90020 | (213) 252-4411 | Alison Dickson | | (213) 252-4422 | | X | | 6/8/06 |
| ALL COUNTIES | A. F. Evans Development, Inc. | | 4305 Univeristy Ave. Suite 550 | San Diego | CA | 92105 | (619) 282-6647 | Anne Wilson | | (619) 282-4145 | | X | 1/26/12 | 10/11/06 |
| ALL COUNTIES | California Coalition for Rural Housing | 3 | 717 K Street, Suite 400 | Sacramento | CA | 95814 | (916) 443-4448 | Alicia Sebastian | alicia@calruralhousing.org | (916) 447-0458 | | X | 5/23/17 | 10/11/06 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ALL COUNTIES | Chelsea Investment Corporation | 3 | 725 South Coast Highway 101 | Encinitas | CA | 92024 | (760) 456-6000 | Jim Schmid | | (760) 456-6001 | | | 5/23/17 | 10/11/06 |
| ALL COUNTIES | Corporation for Better Housing | 3 | 15303 Ventura Blvd., Suite 1100 | Sherman Oaks | CA | 91403 | (818) 905-2430 | Mary Silverstein | | (818) 905-2440 | | | 5/23/17 | 10/11/06 |
| ALL COUNTIES | Community HousingWorks | 2 | 2815 Camino Del Rio South, Ste. 350 | San Diego | CA | 92108 | (619) 858-9031 | Daniel Marcus | dmarcus@chworks.org | (619) 282-4145 | Local, regional, national nonprofit organization | X | 5/7/18 | 10/11/06 |
| IMPERIAL | Calexico Community Action Council Inc. | 3 | 2306 M.L. King | Calexico | CA | 92231 | (760) 357-2995 | Steve F. Rivera | | (760) 357-2923 | | | 6/14/17 | 10/11/06 |
| LOS ANGELES | Clifford Beers Housing, Inc. | 3 | 1200 Wilshire Blvd. Ste. 205 | Los Angeles | CA | 90017 | | James Bonar | | (213) 316-0111 | | X | | 5/3/07 |
| ALL COUNTIES | USA Properties Fund | 3 | 2440 Professional Drive | Roseville | CA | 95661 | (916) 773-5866 | Geoffrey C. Brown | | (916) 773-5866 | | | 5/24/17 | 7/12/07 |
| CONTRA COSTA | City of Walnut Creek | 2 | 1666 N. Main Street | Walnut Creek | CA | 94596 | (925) 943-5899 | Laura Simpson | Simpson@walnut-creek.org | (925) 256-3500 | | X | 2/26/14 | 9/11/07 |
| ALL COUNTIES | Bank of America, N.A. | 3 | 555 California St., 6th Floor | San Francisco | CA | 94104 | (415) 953-2631 | Gabriel Speyer | | (415) 622-1671 | | | 5/16/17 | 12/4/07 |
| ALL COUNTIES | Fairfield Residential LLC | 3 | 5510 Morehouse Drive, Suite 200 | San Diego | CA | 92121 | (858) 824-6406 | Paul Kudirka | pkudirka@ffres.com | (858) 635-8606 | | | 5/23/17 | 12/4/07 |
| MONTEREY | CHISPA Inc. | 3 | 295 Main Street, Suite 100 | Salinas | CA | 93901 | (831) 757-6251 | Normond V. Kolpin | | (831) 757-7537 | | | | 5/29/08 |
| ALL COUNTIES | Allied Pacific Development, LLC | 3 | 169 Saxony Road, Suite 103 | Encinitas | CA | 92024 | (760) 557-1480 | | | (760) 557-1480 | | X | | 5/27/10 |
| ALL COUNTIES | Belveron Real Estate Partners, LLC | 3 | 268 Bush St., #3534 | San Francisco | CA | 94104 | (415) 273-6801 | | | (415) 520-5688 | | X | | 5/27/10 |
| DEL NORTE | Humboldt Bay Housing Development Corporation | 2 | PO Box 4655 | Arcata | CA | 95518 | (707) 826-7312 | Bonnie Hughes | bhughes@housinghumboldt.org | (707) 826-7319 | | X | 8/14/14 | 5/27/10 |
| HUMBOLDT | Humboldt Bay Housing Development Corporation (DBA Housing Humboldt) | | PO Box 4655 | Arcata | CA | 95518 | (707) 826-7312 | Elizabeth Matsumoto | lmatsumoto@housinghumboldt.org | (707) 826-7319 | Local, regional non-profit | X | 8/14/14 | 5/27/10 |
| ALL COUNTIES | Richman Group of California, LLC. | 3 | 21520 Yorba Linda Blvd, Suite G-548 | Yorba Linda | CA | 92887 | (714) 837-6138 | Pamela Mikus | MikusP@therichmangroup.com | | | X | | 5/28/10 |
| ALL COUNTIES | Renaissance Housing Communities | 3 | 110 Pacific Avenue, Suite 292 | San Francisco | CA | 94111 | (415)0419-4027 | David Silver | | (415) 789-448 | | X | | 8/9/10 |
| ALAMEDA | Alameda County Allied Housing Program | 3 | 224 W. Winton Avenue, Room 108 | Hayward | CA | 94541 | (510) 670-5404 | Linda Gardiner | linda.gardiner@ac.gov.org | (510) 670-6378 | Local, regional, national nonprofit org. | | 5/9/17 | 9/27/10 |
| ALL COUNTIES | Mesa Realty Advisors | 3 | 56 Cbana Blanca | Henderson | NV | 89012 | (310) 213-5310 | Rick W. Toney | | | | X | 9/25/12 | 9/27/10 |
| CONTRA COSTA | Alameda County Allied Housing Program | | 224 W. Winton Avenue, Room 108 | Hayward | CA | 94541 | (510) 670-5404 | | | (510) 670-6378 | Local, regional, national nonprofit org. | X | 9/27/10 | 9/27/10 |
| LOS ANGELES | CSI Support & Development Services | 3 | 201 E. Huntington Drive | Monrovia | CA | 91016 | (626) 599-8464 | Isa Woods | | (626) 599-8463 | | X | | 9/27/10 |
| ORANGE | A Community of Friends | | 56 Cbana Blanca | Henderson | NV | 89012 | (310) 213-5310 | Rick W. Toney | | | | X | 9/25/12 | 9/27/10 |
| ORANGE | CSI Support & Development Services | | 201 E. Huntington Drive | Monrovia | CA | 91016 | (626) 599-8464 | Isa Woods | | (626) 599-8463 | | X | | 9/27/10 |
| RIVERSIDE | CSI Support & Development Services | | 201 E. Huntington Drive | Monrovia | CA | 91016 | (626) 599-8464 | Isa Woods | | (626) 599-8463 | | X | | 9/27/10 |
| SAN BERNARDINO | CSI Support & Development Services | | 201 E. Huntington Drive | Monrovia | CA | 91016 | (626) 599-8464 | Isa Woods | | (626) 599-8463 | | X | | 9/27/10 |
| ALL COUNTIES | California Commercial Investment Group | 3 | 4530 E. Thousand Oaks Blvd., Ste. 100 | Westlake Village | CA | 91362 | (805) 495-8400 | | | (805) 495-5471 | | X | 8/14/14 | 12/24/10 |
| ALL COUNTIES | Dawson Holdings, Inc. | 2 | 300 Turney Street, 2nd Floor | Sausalito | CA | 94965 | (801) 244-6658 | Tim Fluetsch | | (801) 733-6116 | | X | 8/14/14 | 12/24/10 |
| ALL COUNTIES | WNC Community Preservation Partners, LLC | 3 | 17782 Sky Park Circle | Irvine | CA | 92620 | (714) 662-5565 | | | (714) 662-4412 | | X | | 3/3/11 |
| AMADOR | Mutual Housing California | 2 | 8001 Fruitridge Road, Suite A | Sacramento | CA | 95820 | (916) 453-8400 | Rachel Isskow | rachel@mutualhousing.com | (916) 453-8401 | Local, regional, national public agency | x | 4/21/16 | 3/3/11 |
| SOLANO | Mutual Housing California | 2 | 8001 Fruitridge Road, Suite A | Sacramento | CA | 95820 | (916) 453-8400 | Holly Wunder Stiles | holly@mutualhousing.com | | | x | 8/14/14 | 3/3/11 |
| ALAMEDA | ROEM Development Corporation | 3 | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| BUTTE | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| CONTRA COSTA | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| EL DORADO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| FRESNO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| IMPERIAL | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| KERN | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| KINGS | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| LOS ANGELES | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| MADERA | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| MENDOCINO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| MERCED | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| MONTEREY | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| ORANGE | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| PLACER | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| RIVERSIDE | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SACRAMENTO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN BENITO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN BERNARDINO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN DIEGO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |

| County | Organization | code | Address | City | ST | Zip | Phone Number | Contact Person | E-Mail Address | FAX Number | Type of Organization | Confirm | Date Revised | List Added |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SAN FRANCISCO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN JOAQUIN | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN LUIS OBISPO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SAN MATEO | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SANTA BARBARA | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SANTA CLARA | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| SANTA CRUZ | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| STANISLAUS | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| TULARE | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| VENTURA | ROEM Development Corporation | | 1650 Lafayette Circle | Santa Clara | CA | 65050 | (408) 984-5600 Ext 17 | Erin Caputo | ecaputo@roemcorp.com | (408) 984-3111 | | X | 5/24/17 | 3/30/11 |
| KERN | Abbey Road Inc. | | 15305 Rayen Street | North Hills | CA | 91343 | (818) 332-8008 | Jonathon Dilworth | | (818) 332-8101 | | | 6/14/17 | 3/28/12 |
| LOS ANGELES | Abbey Road Inc. | | 15305 Rayen Street | North Hills | CA | 91343 | (818) 332-8008 | Jonathon Dilworth | | (818) 332-8101 | | X | 6/14/17 | 3/28/12 |
| NAPA | SWJ Housing | 3 | PO Box 815 | Sebastopol | CA | 95473 | (707) 823-9884 | Scott Johnson | | (707) 634-1422 | | X | 8/14/14 | 3/28/12 |
| ORANGE | City of Newport Beach | 3 | 100 Civic Center Drive | Newport Beach | CA | 92660 | (949) 644-3221 | Melinda Whelan | | | | X | 8/14/14 | 3/28/12 |
| ORANGE | Abbey Road Inc. | | 15305 Rayen Street | North Hills | CA | 91343 | (818) 332-8008 | Jonathon Dilworth | | (818) 332-8101 | | X | 6/14/17 | 3/28/12 |
| SAN BERNARDINO | Abbey Road Inc. | | 15305 Rayen Street | North Hills | CA | 91343 | (818) 332-8008 | Jonathon Dilworth | | (818) 332-8101 | | X | 6/14/17 | 3/28/12 |
| SOLANO | SWJ Housing | 3 | PO Box 815 | Sebastopol | CA | 95473 | (707) 823-9884 | Scott Johnson | | (707) 634-1422 | | X | 8/14/14 | 3/28/12 |
| SONOMA | SWJ Housing | 3 | PO Box 815 | Sebastopol | CA | 95473 | (707) 823-9884 | Scott Johnson | | (707) 634-1422 | | X | 8/14/14 | 3/28/12 |
| VENTURA | Abbey Road Inc. | | 15305 Rayen Street | North Hills | CA | 91343 | (818) 332-8008 | Jonathon Dilworth | | (818) 332-8101 | | X | 6/14/17 | 3/28/12 |
| ALL COUNTIES | Preservation Partners Development | 2 | 21515 Hawthorne Blvd. Suite 125 | Torrance | CA | 90503 | (310) 802-6681 | Chuck Treatch | Chuck@preservationpartners.org | (310) 802-6680 | A California limited partnership, for-profit | X | 8/14/14 | 1/16/13 |
| ALL COUNTIES | Berkadia | 2 | 823 Colby Drive | Davis | CA | 95616 | (916) 769-7768 | Al R Inouye | AlInouye@inouyeapartments.com | | | X | 8/1/16 | 2/26/14 |
| ORANGE | Jamboree Housing Corporation | | 17701 Cowan Ave, #200 | Irvine | CA | 92614 | (949) 214-2395 | Roger Kinoshita | rkinoshita@jamboreehousing.com | (949)214-2395 | Local, region, national, nonprofit org | | 4/22/16 | 4/22/16 |
| ALL COUNTIES | American Community Developers, Inc. | | 20250 Harper Avenue | Detroit | MI | 48225 | (313) 884-0722 | Derek M. Skrzynski | derek@acdmail.com | (313) 884-0722 | Profit-motivated individual or organization | X | 9/2/16 | 9/2/16 |
| ALL COUNTIES | Highland Property Development, LLC | | 250 W. Colorado Bv. Suite 210 | Arcadia | CA | 91007 | (626) 698-6357 | Paul Patierno | p.patierno@highlandcompanies.com | (626) 698-6365 | Profit-motivated individual or organization | | | 9/27/16 |
| ALL COUNTIES | GAL Affordable LP | | 250 W. Colorado Bv. Suite 210 | Arcadia | CA | 91007 | (626) 698-6357 | Paul Patierno | | (626) 698-6365 | Profit-motivated individual or organization | | | 10/24/16 |
| ALL COUNTIES | Eden Housing, Inc. | | 22645 Grand Street | Hayward | CA | 94541 | (510) 582-1460 | Andrea Osgood | aosgood@edenhousing.org | (510) 582-6523 | Local, regional, national nonprofit org. | X | | 11/8/16 |
| LOS ANGELES | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/6/17 |
| ORANGE | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/6/17 |
| RIVERSIDE | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/6/17 |
| SAN BERNARDINO | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/6/17 |
| VENTURA | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/6/17 |
| SAN DIEGO | Innovative Housing Opportunities, Inc. | | 19772 Macarthur Bv., Ste. 110 | Irvine | CA | 92612 | (949) 863-9740 | Patricia Whitaker | | (949) 863-9746 | Local, regional, national nonprofit org. | X | | 4/7/17 |
| ALL COUNTIES | Lincoln Avenue Capitol, LLC | | 680 5th Avenue, 17th Floor | New York | NY | 10019 | (646) 585-5524 | Andrew Mika | andrew@lincolnavecap.com | | Profit-motivated individual or organization | X | 8/30/19 | 5/3/17 |
| LOS ANGELES | Community Development Commission | | 700 W. Main Street | Los Angeles | CA | 91801 | (626) 586-1812 | Larry Newnam | larry.newnam@lacdc.org | (626) 943-3815 | Loca., regional, national public agency | | 11/6/17 | 8/17/17 |
| FRESNO | Self-Help Enterprises | | 8445 W. Elowin Court/P.O. Box 6520 | Visalia | CA | 93290 | (559) 802-1620 | Thomas J. Collishaw | tomc@selfhelpenterprises.org | (559) 651-3634 | Local, regional, national nonprofit org. | | 4/10/18 | 4/10/18 |
| ALL COUNTIES | Colrich Multifamily Investments, LLC | | 444 West Beach St. | San Diego | CA | 92101 | (858) 490-2300 | Danny Gabriel | dannyg@colrich.com | (858) 490-0264 | Profit-motivated individual or organization | | | 4/16/18 |
| ALL COUNTIES | Standard Property Company, INC. (DBA Standard Communities) | | 1901 Avenue of the Stars, Suite 395 | Los Angeles | CA | 90067 | (310) 553-5711 | Brad Martinson | bmartinson@standard-companies.com | (310) 551-1666 | Profit-motivated individual or organization | | | 6/4/18 |
| ALL COUNTIES | Jonathon Rose Companies | | 551 Fifth Ave, 23rd Floor | New York | NY | 10176 | (917) 542-3600 | Nathan Taft | nathan@rosecompanies.com | (917) 542-3601 | Profit-motivated individual or organization | | | 6/27/18 |
| ALL COUNTIES | JEMCOR Development Partners | | 1700 El Camino Real Suite #400 | Sna Mateo | CA | 94402 | (415) 941-5847 | Michael McDermott | mmcdermott@jemcorpartners.com | | Profit-motivated individual or organization | | | 8/8/18 |
| ALL COUNTIES | Catalyst Housing Group, LLC | | 21 Ward Street, Suite 2 | Larkspur | CA | 94939 | (415) 205-4702 | Jordan Moss | Jordan@CatalystHousing.com | | Profit-motivated individual or organization | | | 12/11/18 |
| LOS ANGELES | Los Angeles County Development Authority | | 700 W. Main Street | Alhambra | CA | 91801 | (626) 586-1816 | KeAndra Cylear-Dodds | keandra.cylear-dodds@lacda.org | | Local, regional, national public agency | | | 4/18/19 |
| ALL COUNTIES | Veritas Urban Properties LLC | | 2050 Hancock Street, Suite B | San Diego | CA | 92110 | (619) 746-5191 | Gilman Bishop | gbishop@bishopventures.com | | Profit-motivated individual or organization | | | 4/24/19 |
| LOS ANGELES | Santa Fe Art Colony Tenants Association | | 2415 S. Sante Fe Avenue, Unit 2 | Los Angeles | CA | 90058 | (310) 663-6665 | Sylvia Tidwell | sylvia@sylviatidwell.net | | Tenants' Association | | | 5/2/19 |
| SANTA CLARA | Silicon Valley at Home | | 350 West Julian Street, Building 5 | San Jose | CA | 95110 | (669) 254-1009 | Mathew Reed | mathew@siliconvalleyathome.org | | Local, regional, national nonprofit org. | | | 7/10/19 |
| LOS ANGELES | San Gabriel Valley Habitat for Humanity, Inc. | | 400 S Irwindale Ave | Azusa | CA | 91702 | (626) 709-3277 | Mark Van Lue | mvanlue@sgvhabitat.org | | Local, regional, national nonprofit org. | | | 8/12/2019 |

# APPENDIX B: HOUSING ELEMENT SITES INVENTORY (PARCEL LIST)

Table B-1: Housing Element Sites Inventory - Sites Already Suitably Zoned

| Opp Area | Site Address/Intersection | APN | Consol-dated Sites | Current GP | Current Zone | Min Density (du/ac) | Max Density (du/ac) | Parcel Size (Acres) | Existing Use/Vacancy | Infrast Available | Publicly-Owned | Site Status | Identified in Last/Last 2 Cycle(s) | Lower | Mod | Abov Mod | Total | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Downtown | 315 W D ST | 104857601 | | HDR | HDR-45 | 25 | 45 | 0.70 | Parking lot | Yes | NO | Available | Prior/Non-vacant | 9 | 9 | - | 18 | |
| Downtown | 325 N PALM AVE | 104857602 | | HDR | HDR-45 | 25 | 45 | 0.47 | Parking lot | Yes | NO | Available | Prior/Non-vacant | 6 | 6 | - | 12 | |
| West Holt | 900 W HOLT BLVD | 101050176 | | HDR | HDR-45 | 25 | 45 | 1.48 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 18 | 18 | - | 37 | |
| West Holt | 1034 W HOLT BLVD | 101050206 | J | HDR | HDR-45 | 25 | 45 | 0.34 | Auto sales | Yes | NO | Available | No | 4 | 4 | - | 9 | |
| West Holt | 1020 W HOLT BLVD | 101050207 | J | HDR | HDR-45 | 25 | 45 | 0.43 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 5 | 5 | - | 11 | |
| West Holt | 1134 W HOLT BLVD | 101052206 | | HDR | HDR-45 | 25 | 45 | 0.67 | Strip retail | Yes | NO | Available | Prior/Non-vacant | 8 | 8 | - | 17 | |
| West Holt | 1156 W HOLT BLVD | 101052217 | | HDR | HDR-45 | 25 | 45 | 0.95 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 12 | 12 | - | 24 | |
| West Holt | 1206 W HOLT BLVD | 101054302 | C | HDR | HDR-45 | 25 | 45 | 0.47 | Parking lot | Yes | NO | Available | Prior/Non-vacant | 6 | 6 | - | 12 | |
| West Holt | W OF 1206 W HOLT BLVD | 101054303 | | HDR | HDR-45 | 25 | 45 | 0.25 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 3 | 3 | - | 6 | |
| West Holt | 1240 W HOLT BLVD | 101054304 | | HDR | HDR-45 | 25 | 45 | 0.87 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 11 | 11 | - | 22 | |
| West Holt | 1258 W HOLT BLVD | 101054306 | | HDR | HDR-45 | 25 | 45 | 0.56 | Automotive | Yes | NO | Available | Prior/Non-vacant | 7 | 7 | - | 14 | |
| West Holt | 1328 W HOLT BLVD | 101054310 | E | HDR | HDR-45 | 25 | 45 | 0.30 | Auto sales | Yes | NO | Available | Not Used | 4 | 4 | - | 7 | |
| West Holt | 1328 W HOLT BLVD | 101054311 | E | HDR | HDR-45 | 25 | 45 | 0.28 | Auto sales | Yes | NO | Available | Not Used | 3 | 3 | - | 7 | |
| West Holt | 1350 W HOLT BLVD | 101054313 | F | HDR | HDR-45 | 25 | 45 | 0.35 | Building supply | Yes | NO | Available | Prior/Non-vacant | 4 | 4 | - | 9 | |
| West Holt | 1360 W HOLT BLVD | 101054314 | F | HDR | HDR-45 | 25 | 45 | 0.44 | Building supply | Yes | NO | Available | Prior/Non-vacant | 6 | 6 | - | 11 | |
| West Holt | W OF SWC STONERIDGE CT & MOUNTAIN AVE | 101054326 | C | HDR | HDR-45 | 25 | 45 | 0.26 | Parking lot | Yes | NO | Available | Not Used | 3 | 3 | - | 7 | |
| West Holt | 1203 W STONERIDGE CT | 101054327 | C | HDR | HDR-45 | 25 | 45 | 0.42 | Parking lot | Yes | NO | Available | Prior/Non-vacant | 5 | 5 | - | 11 | |
| West Holt | 1424 W HOLT BLVD | 101055204 | G | HDR | HDR-45 | 25 | 45 | 0.31 | Automotive | Yes | NO | Available | Not Used | 4 | 4 | - | 8 | |
| West Holt | 1426 W HOLT BLVD | 101055205 | G | HDR | HDR-45 | 25 | 45 | 0.31 | Automotive | Yes | NO | Available | Not Used | 4 | 4 | - | 8 | |
| West Holt | 1448 W HOLT BLVD | 101055207 | H | HDR | HDR-45 | 25 | 45 | 0.31 | Auto sales | Yes | NO | Available | Not Used | 4 | 4 | - | 8 | |
| West Holt | 1528 HOLT BLVD | 101055212 | I | HDR | HDR-45 | 25 | 45 | 0.32 | Retail | Yes | NO | Available | Not Used | 4 | 4 | - | 8 | |
| West Holt | 1538 HOLT BLVD | 101055213 | I | HDR | HDR-45 | 25 | 45 | 0.32 | Retail | Yes | NO | Available | Not Used | 4 | 4 | - | 8 | |
| West Holt | 120 N BENSON AVE | 101055216 | D | HDR | HDR-45 | 25 | 45 | 0.68 | Retail | Yes | NO | Available | Prior/Non-vacant | 8 | 8 | - | 17 | |
| West Holt | 1535 W STONERIDGE CT | 101055217 | D | HDR | HDR-45 | 25 | 45 | 0.21 | Retail | Yes | NO | Available | Not Used | 3 | 3 | - | 5 | |
| West Holt | 1420 W HOLT BLVD | 101055232 | A | HDR | HDR-45 | 25 | 45 | 0.46 | Parking lot | Yes | NO | Available | Prior/Non-vacant | 6 | 6 | - | 12 | |
| West Holt | 1414 W HOLT BLVD | 101055233 | A | HDR | HDR-45 | 25 | 45 | 0.46 | Building supply | Yes | NO | Available | Prior/Non-vacant | 6 | 6 | - | 12 | |
| West Holt | 1414 W HOLT BLVD | 101055234 | A | HDR | HDR-45 | 25 | 45 | 0.42 | Building supply | Yes | NO | Available | Prior/Non-vacant | 5 | 5 | - | 11 | |
| West Holt | 1502 W HOLT BLVD | 101055237 | H | HDR | HDR-45 | 25 | 45 | 0.39 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 5 | 5 | - | 10 | |
| West Holt | 1512 W HOLT BLVD | 101055238 | | HDR | HDR-45 | 25 | 45 | 0.56 | Auto sales | Yes | NO | Available | Prior/Non-vacant | 7 | 7 | - | 14 | |
| East Holt | 1323 E HOLT BLVD | 11006104 | | MU-HE | MU-2 | 14 | 40 | 0.99 | Vacant | Yes | NO | Available | Not Used | 11 | 11 | - | 22 | Note 1 |
| East Holt | 1207 E HOLT BLVD | 11006110 | | MU-HE | MU-2 | 14 | 40 | 1.11 | Vacant | Yes | NO | Available | Not Used | 13 | 13 | - | 25 | Note 1 |
| East Holt | 1217 E HOLT BLVD | 11006121 | | MU-HE | MU-2 | 14 | 40 | 1.19 | Hotel | Yes | NO | Available | Not Used | 13 | 13 | - | 27 | Note 1 |
| East Holt | 1241 E HOLT BLVD | 11006125 | | MU-HE | MU-2 | 14 | 40 | 1.20 | Hotel | Yes | NO | Available | Not Used | 14 | 14 | - | 27 | Note 1 |
| East Holt | 1111 E HOLT BLVD | 104847115 | | MU-HE | MU-2 | 14 | 40 | 0.52 | Automotive / Open Storage | Yes | NO | Available | Not Used | 6 | 6 | - | 12 | Note 1 |
| East Holt | 1101 E HOLT BLVD | 104847122 | B | MU-HE | MU-2 | 14 | 40 | 0.83 | Parking Lot | Yes | NO | Available | Not Used | 9 | 9 | - | 19 | Note 1 |
| East Holt | 1101 E HOLT BLVD | 104847123 | B | MU-HE | MU-2 | 14 | 40 | 0.48 | Vacant Church | Yes | NO | Available | Not Used | 5 | 5 | - | 11 | Note 1 |
| East Holt | 1031 E HOLT BLVD | 104848102 | | MU-HE | MU-2 | 14 | 40 | 1.83 | Automotive repair | Yes | NO | Available | Not Used | 21 | 21 | - | 41 | Note 1 |
| East Holt | 1015 E HOLT BLVD | 104848103 | | MU-HE | MU-2 | 14 | 40 | 0.78 | Auto parts store | Yes | NO | Available | Not Used | 9 | 9 | - | 17 | Note 1 |
| East Holt | E OF NEC HOLT BLVD & ALLYN AVE | 104848106 | | MU-HE | MU-2 | 14 | 40 | 0.63 | Vacant | Yes | NO | Available | Not Used | 7 | 7 | - | 14 | Note 1 |
| East Holt | 935 E HOLT BLVD | 104848107 | | MU-HE | MU-2 | 14 | 40 | 0.90 | Independent Convenience Store | Yes | NO | Available | Not Used | 10 | 10 | - | 20 | Note 1 |

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| East Holt | 1025 E HOLT BLVD | 104848122 | MU-HE | MU-2 | 14 | 40 | 1.90 | Automotive repair | Yes | NO | Available | Not Used | 21 | 21 | - | 43 | Note 1 |
| East Holt | 957 E HOLT BLVD | 104848128 | MU-HE | MU-2 | 14 | 40 | 1.18 | Vacant | Yes | NO | Available | Not Used | 13 | 13 | - | 27 | Note 1 |
| East Holt | 957 E HOLT BLVD | 104848129 | MU-HE | MU-2 | 14 | 40 | 1.18 | Vacant | Yes | NO | Available | Not Used | 13 | 13 | - | 26 | Note 1 |
| East Holt | 803 E HOLT AVE | 104851212 | MU-HE | MU-2 | 14 | 40 | 0.61 | Car Sales | Yes | NO | Available | Not Used | 7 | 7 | - | 14 | Note 1 |
| East Holt | 813 E HOLT BLVD | 104851213 | MU-HE | MU-2 | 14 | 40 | 0.91 | Laundromat / Automotive | Yes | NO | Available | Not Used | 10 | 10 | - | 21 | Note 1 |
| Ontario Ctr SP | SWC CONCOURS ST & MERCEDES LN | 21020404 | MU-OC | SP | see notes | see notes | 8.44 | Vacant | Yes | NO | Available | Not Used | 63 | 63 | - | 126 | Note 2 |
| Ontario Ctr SP | 888 HAVEN AVE | 21020407 | MU-OC | SP | see notes | see notes | 4.47 | Vacant | Yes | NO | Available | Not Used | 33 | 33 | - | 67 | Note 2 |
| Ontario Ctr SP | NWC CONCOURS ST & DUESENBERG DR | 21053115 | MU-OC | SP | see notes | see notes | 2.28 | Vacant | Yes | NO | Available | Not Used | 34 | 34 | - | 68 | Note 3 |
| Ontario Ctr SP | NEC CONCOURS ST & DUESENBERG DR | 21053116 | MU-OC | SP | see notes | see notes | 1.36 | Vacant | Yes | NO | Available | Not Used | 20 | 20 | - | 41 | Note 3 |

Notes:
Note 1: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use)- 75%
Note 2: Specific Plan does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac
Note 3: Specific Plan/ Piemonte Overlay does not set density standards, however the types of projects allowed by zoning can accommodate products with 60+ du/ac. The Policy Plan Category allows for densities up to 125 du/ac

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Downtown | 111 N MIRAMONTE AVE | 104852414 | 1 | 1 | 1 | 0 | 0.13 | NC | CN | MU-DT | MU-1 | 25 | 75 | 3 | Nonvacant | Auto sales | Notes 1, 4 |
| Downtown | 617 E HOLT BLVD | 104852415 | 1 | 1 | 1 | 0 | 0.13 | NC | CN | MU-DT | MU-1 | 25 | 75 | 3 | Nonvacant | Auto sales | Notes 1, 4 |
| Downtown | 609 E HOLT BLVD | 104852416 | 2 | 1 | 3 | 0 | 0.26 | NC | CN | MU-DT | MU-1 | 25 | 75 | 6 | Nonvacant | Auto sales | Notes 1, 4 |
| West Holt | 828 W HOLT BLVD | 101049102 | 4 | 2 | 3 | 3 | 0.53 | MDR | MDR-25 | HDR | HDR-45 | 25 | 45 | 13 | Nonvacant | Auto sales | |
| West Holt | 830 W HOLT BLVD | 101049103 | 10 | 6 | 16 | 0 | 1.29 | MDR | MDR-25 | HDR | HDR-45 | 25 | 45 | 32 | Nonvacant | Auto sales | |
| West Holt | 802 W HOLT BLVD | 101049116 | 3 | 2 | 5 | 0 | 0.43 | MDR | MDR-25 | HDR | HDR-45 | 25 | 45 | 11 | Nonvacant | Automotive | |
| West Holt | 1050 W HOLT BLVD | 101050208 | 8 | 5 | 13 | 0 | 1.18 | GC | CC | MU-HW | MU-2-AH | 20 | 40 | 27 | Nonvacant | Auto sales | Note 5 |
| West Holt | 1050 W HOLT BLVD | 101050209 | 2 | 1 | 3 | 0 | 0.28 | GC | CC | MU-HW | MU-2-AH | 20 | 40 | 6 | Nonvacant | Auto sales | Note 5 |
| West Holt | 724 W HOLT BLVD | 104860414 | 4 | 2 | 6 | 0 | 0.52 | MDR | MDR-25 | HDR | HDR-45 | 25 | 45 | 13 | Nonvacant | Restaurant | |
| West Holt | 740 W HOLT AVE | 104860415 | 10 | 6 | 16 | 0 | 1.27 | MDR | MDR-25 | HDR | HDR-45 | 25 | 45 | 32 | Nonvacant | Auto sales | |
| East Holt | NWC HOLT BLVD & IMPERIAL AVE | 11007102 | 15 | 9 | 23 | 0 | 2.07 | BP | BP | MU-HE | MU-2-AH | 20 | 40 | 47 | Vacant | Vacant | Note 5 |
| East Holt | 1381 E HOLT BLVD | 11007106 | 13 | 8 | 21 | 0 | 1.83 | BP | BP | MU-HE | MU-2-AH | 20 | 40 | 41 | Vacant | Vacant | Note 5 |
| East Holt | 1387 E HOLT BLVD | 11007107 | 4 | 2 | 6 | 0 | 0.55 | BP | BP | MU-HE | MU-2-AH | 20 | 40 | 12 | Vacant | Vacant | Note 5 |
| East Holt | 1405 E HOLT BLVD | 11007210 | 10 | 6 | 17 | 0 | 1.48 | BP | BP | MU-HE | MU-2-AH | 20 | 40 | 33 | Vacant | Vacant | Note 5 |
| Old Cardenas Market | N OF NEC MAPLE ST & EUCLID AVE | 105027201 | 5 | 3 | 8 | 0 | 0.63 | NC | CN | HDR | HDR-45 | 25 | 45 | 16 | Vacant | Vacant | |
| Old Cardenas Market | 1652 EUCLID AVE | 105027220 | 5 | 3 | 8 | 0 | 0.63 | NC | CN | HDR | HDR-45 | 25 | 45 | 16 | Vacant | Vacant | |
| Old Cardenas Market | 1714 S EUCLID AVE | 105028401 | 11 | 6 | 17 | 0 | 2.23 | NC | CN | MU-EF | MU* | 20 | 30 | 33 | Nonvacant | Vacant Grocery | Note 6 |
| Ontario Mills SP | 1050 N ONTARIO MILLS DR | 23801402 | 6 | 4 | 5 | 5 | 1.28 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 20 | Nonvacant | Automotive | Note 7 |
| Ontario Mills SP | 990 N ONTARIO MILLS DR | 23801403 | 9 | 5 | 7 | 7 | 1.81 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 29 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 960 N ONTARIO MILLS DR | 23801404 | 6 | 4 | 5 | 5 | 1.28 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 20 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4900 E FOURTH ST | 23801405 | 94 | 55 | 74 | 74 | 18.62 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 298 | Nonvacant | Movie theater | Note 7 |
| Ontario Mills SP | 980 N ONTARIO MILLS DR | 23801406 | 6 | 4 | 5 | 5 | 1.24 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 20 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 880 N ROCHESTER AVE | 23801407 | 7 | 4 | 5 | 5 | 1.29 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 21 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 4421 ONTARIO MILLS PKWY | 23801410 | 17 | 10 | 13 | 13 | 3.33 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 53 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 950 N ONTARIO MILLS DR | 23801418 | 7 | 4 | 5 | 5 | 1.37 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 22 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4549 MILLS CIR | 23801419 | 74 | 43 | 59 | 59 | 14.67 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 235 | Nonvacant | Movie theater & mall parking lot | Note 7 |
| Ontario Mills SP | 4364 E MILLS CIR | 23801420 | 4 | 2 | 3 | 3 | 0.81 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 13 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 4340 MILLS CIRCLE DR | 23801423 | 3 | 2 | 3 | 3 | 0.65 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 10 | Nonvacant | Restaurant | Note 7 |

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ontario Mills SP | 4453 MILLS CIRCLE CIR | 23801428 | 4 | 2 | 3 | 3 | 0.84 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 13 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4485 MILLS CIRCLE DR | 23801429 | 7 | 4 | 6 | 6 | 1.44 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 23 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4551 EAST MILLS CIRCLE 0 | 23801430 | 10 | 6 | 8 | 8 | 1.92 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 31 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4567 MILLS CIR | 23801431 | 3 | 2 | 2 | 2 | 0.60 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 10 | Nonvacant | Automotive | Note 7 |
| Ontario Mills SP | 4583 MILLS CIR | 23801432 | 4 | 2 | 3 | 3 | 0.79 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 13 | Nonvacant | Automotive | Note 7 |
| Ontario Mills SP | 4605 MILLS CIR | 23801433 | 4 | 2 | 3 | 3 | 0.74 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 12 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4649 ONTARIO MILLS DR | 23801434 | 5 | 3 | 4 | 4 | 0.90 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 14 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 1 E MILLS CIR | 23801436 | 486 | 285 | 385 | 385 | 96.34 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 1541 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4534 MILLS CIR | 23801437 | 6 | 4 | 5 | 5 | 1.21 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 19 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4449 MILLS CIR | 23801438 | 7 | 4 | 5 | 5 | 1.37 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 22 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 1 MILLS CIR | 23801439 | 6 | 3 | 5 | 5 | 1.15 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 18 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4380 MILLS CIR | 23801440 | 9 | 5 | 7 | 7 | 1.73 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 28 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4380 MILLS CIR | 23801441 | 2 | 1 | 1 | 1 | 0.31 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 5 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4423 EAST MILLS CIRCLE 0 | 23801445 | 7 | 4 | 6 | 6 | 1.38 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 22 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4320 MILLS CIR | 23801446 | 15 | 9 | 12 | 12 | 2.94 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 47 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 4403 E MILLS CIR | 23801454 | 12 | 7 | 10 | 10 | 2.45 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 39 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4413 E MILLS CIR | 23801455 | 12 | 7 | 10 | 10 | 2.40 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 38 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4351 ONTARIO MILLS PKWY | 23804113 | 5 | 3 | 4 | 4 | 1.01 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 16 | Nonvacant | Restaurant | Note 7 |
| Ontario Mills SP | 4371 ONTARIO MILLS PKWY | 23804127 | 5 | 3 | 4 | 4 | 1.03 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 16 | Nonvacant | Restaurant | Note 7 |

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Ontario Mills SP | 4400 ONTARIO MILLS PKWY | 23804129 | 13 | 8 | 10 | 10 | 2.57 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 41 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 4440 ONTARIO MILLS PKWY | 23804130 | 78 | 46 | 62 | 62 | 15.38 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 246 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | ONTARIO MILLS PKWY & INLAND EMPIRE BLVD (T-INTERSECTION) | 23804132 | 23 | 13 | 18 | 18 | 4.53 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 72 | Nonvacant | Retail | Note 7 |
| Ontario Mills SP | 4750 MILLS CIR | 23826101 | 24 | 14 | 19 | 19 | 4.75 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 76 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Ontario Mills SP | 4449 MILLS CIR | 23826102 | 7 | 4 | 6 | 6 | 1.42 | MU-OM | SP | MU-OM | SP - City to ammend California Commerce Center North Specific Plan (The Mills) | 25 | 85 | 23 | Nonvacant | Ontario Mills Mall & parking lot | Note 7 |
| Great Park Corridor | 8270 EDISON AVE | 21631109 | 50 | 29 | 40 | 40 | 7.33 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 159 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NWC EDISON AVE & WALKER AVE | 21631208 | 49 | 29 | 39 | 39 | 7.08 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 156 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 8314 EDISON AVE | 21631209 | 23 | 13 | 19 | 19 | 3.45 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 74 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 8354 EDISON AVE | 21631210 | 26 | 15 | 21 | 21 | 3.77 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 83 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NEC EDISON AVE & WALKER AVE | 21631301 | 48 | 28 | 38 | 38 | 6.96 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 153 | Vacant | Vacant | Note 2 |
| Great Park Corridor | NWC EDISON AVE & BAKER AVE | 21631309 | 48 | 28 | 38 | 38 | 6.94 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 153 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NEC EDISON AVE & BAKER AVE | 21631401 | 47 | 28 | 37 | 37 | 6.82 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 150 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | N OF NWC EDISON AVE & VINEYARD AVE | 21631408 | 7 | 4 | 6 | 6 | 1.06 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 23 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NWC EDISON AVE & VINEYARD AVE | 21631409 | 63 | 37 | 50 | 50 | 9.04 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Great Park Corridor | 8311 EDISON AVE | 21632108 | 106 | 62 | 85 | 85 | 15.46 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 338 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | S OF SEC EDISON AVE & PARCO AVE | 21632203 | 20 | 12 | 16 | 16 | 2.87 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 63 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 8335 EDISON AVE | 21632204 | 62 | 37 | 50 | 50 | 9.08 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Great Park Corridor | S OF SEC EDISON AVE & WALKER AVE | 21632303 | 21 | 12 | 17 | 17 | 3.03 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 67 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 8535 EDISON 0 | 21632304 | 61 | 36 | 49 | 49 | 8.87 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 195 | Nonvacant | Agriculture | |
| Great Park Corridor | NEC EDISON AVE & VINEYARD AVE | 21818101 | 63 | 37 | 50 | 50 | 9.03 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Great Park Corridor | N OF NEC EDISON AVE & VINEYARD AVE | 21818102 | 28 | 16 | 22 | 22 | 4.05 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 89 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 9064 EDISON AVE | 21818111 | 37 | 22 | 29 | 29 | 5.31 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 117 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 9060 EDISON AVE | 21818112 | 50 | 29 | 40 | 40 | 7.29 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 159 | Nonvacant | Agriculture | |
| Great Park Corridor | NWC EDISON AVE & BON VIEW AVE | 105330101 | 54 | 32 | 43 | 43 | 7.86 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 173 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NWC EDISON AVE & CAMPUS AVE | 105330102 | 56 | 33 | 44 | 44 | 8.05 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 177 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | NWC EDISON AVE & CUCAMONGA AVE | 105331101 | 54 | 32 | 43 | 43 | 7.79 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 171 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 13905 BON VIEW AVE | 105331102 | 54 | 32 | 43 | 43 | 7.78 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 171 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 7914 EDISON AVE | 105332102 | 30 | 18 | 24 | 24 | 4.36 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 96 | Nonvacant | Agriculture | |
| Great Park Corridor | N OF NEC EDISON AVE & CUCAMONGA AVE | 105332103 | 23 | 14 | 18 | 18 | 3.34 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 74 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | SEC EDISON AVE & CUCAMONGA AVE | 105333101 | 53 | 31 | 42 | 42 | 7.63 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 168 | Nonvacant | Agriculture | |
| Great Park Corridor | E OF NEC EDISON AVE & CUCAMONGA AVE | 105333103 | 8 | 5 | 6 | 6 | 1.14 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 25 | Nonvacant | Agriculture | |
| Great Park Corridor | S OF SEC EDISON AVE & CUCAMONGA AVE | 105334101 | 23 | 14 | 18 | 18 | 3.35 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 74 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 14213 BON VIEW AVE | 105335101 | 19 | 11 | 16 | 16 | 2.97 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 63 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | S OF SWC EDISON AVE & CUCAMONGA AVE | 105335102 | 21 | 12 | 17 | 17 | 3.07 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 67 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 7721 EDISON AVE | 105336101 | 62 | 36 | 50 | 50 | 9.02 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 197 | Nonvacant | Agriculture | |

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Great Park Corridor | SWC EDISON AVE & CUCAMONGA AVE | 105336102 | 62 | 36 | 49 | 49 | 8.95 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 197 | Nonvacant | Agriculture | |
| Great Park Corridor | 7587 EDISON AVE | 105337101 | 162 | 95 | 130 | 130 | 23.60 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 517 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | N OF NEC EUCALYPTUS AVE & CAMPUS AVE | 105353101 | 21 | 12 | 17 | 17 | 3.02 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 66 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 14366 BON VIEW AVE | 105353104 | 20 | 12 | 16 | 16 | 2.89 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 64 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 14450 BON VIEW AVE | 105354101 | 38 | 22 | 30 | 30 | 5.52 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 121 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 14451 BON VIEW AVE | 105357101 | 62 | 37 | 50 | 50 | 9.10 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Great Park Corridor | NEC EUCALYPTUS AVE & BON VIEW AVE | 105357102 | 63 | 37 | 50 | 50 | 9.10 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 200 | Nonvacant | Agriculture | |
| Great Park Corridor | 7556 EUCALYPTUS AVE | 105358103 | 63 | 37 | 50 | 50 | 9.14 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 201 | Nonvacant | Agriculture | |
| Great Park Corridor | 14330 BON VIEW 0 | 105358104 | 62 | 36 | 50 | 50 | 9.03 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 198 | Nonvacant | Agriculture | |
| Great Park Corridor | 7330 EDISON AVE | 105320101 | 150 | 88 | 138 | 138 | 23.54 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 515 | Nonvacant | Agriculture | Note 2 |
| Great Park Corridor | 14350 WALKER AVE | 21632210a | 81 | 48 | 65 | 65 | 11.80 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 259 | Nonvacant | Agriculture | Note 3 |
| Great Park Corridor | 14474 GROVE AVE | 21632101 | 38 | 22 | 31 | 31 | 8.78 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 122 | Nonvacant | Agriculture | Note 7 |
| Great Park Corridor | 14361 GROVE AVE | 21632102 | 32 | 19 | 26 | 26 | 7.47 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 104 | Nonvacant | Agriculture | Notes 2, 7 |
| Great Park Corridor | N OF NWC EUCALYPTUS AVE & PARCO AVE | 21632106 | 25 | 15 | 20 | 20 | 5.71 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 80 | Nonvacant | Agriculture | Notes 2, 7 |
| Great Park Corridor | NWC EUCALYPTUS AVE & PARCO AVE | 21632107 | 40 | 24 | 32 | 32 | 9.14 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 128 | Nonvacant | Agriculture | Note 7 |
| Great Park Corridor | NEC EUCALYPTUS AVE & PARCO AVE | 21632201 | 40 | 24 | 32 | 32 | 9.08 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 127 | Nonvacant | Agriculture | Notes 2, 7 |
| Great Park Corridor | N OF NEC EUCALYPTUS AVE & PARCO AVE | 21632202 | 13 | 8 | 11 | 11 | 3.06 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 43 | Nonvacant | Agriculture | Notes 2, 7 |
| Great Park Corridor | 14400 S GROVE AVE | 105355101 | 118 | 69 | 93 | 93 | 26.67 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 373 | Nonvacant | Agriculture | Notes 2, 7 |
| Great Park Corridor | 14350 WALKER AVE | 21632210b | 52 | 31 | 41 | 41 | 11.80 | MDR | SP-AG | MU-BC | SP-AG-AH | 25 | 45 | 165 | Nonvacant | Agriculture | Notes 3, 7 |
| Great Park Corridor | E OF NEC EDISON AVE & GROVE AVE | 21631101 | 29 | 17 | 23 | 23 | 3.69 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 90 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 14049 GROVE AVE | 21631102 | 29 | 17 | 23 | 23 | 3.72 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 91 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 8185 EDISON AVE | 21632103 | 120 | 70 | 96 | 96 | 15.67 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 382 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 7244 EDISON AVE | 105328101 | 65 | 38 | 51 | 51 | 8.37 | MDR | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 205 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 7218 EDISON AVE | 105328102 | 16 | 9 | 13 | 13 | 2.06 | OC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 50 | Nonvacant | Open storage | Note 8 |
| Great Park Corridor | NWC EDISON AVE & EUCLID AVE | 105328103 | 21 | 12 | 17 | 17 | 2.73 | OC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 67 | Nonvacant | Vacant w/ concrete pad & fence | Note 8 |
| Great Park Corridor | N OF NWC EDISON AVE & EUCLID AVE | 105328108 | 40 | 24 | 32 | 32 | 5.23 | OC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 128 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 14050 GROVE AVE | 105332101 | 55 | 32 | 44 | 44 | 7.13 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 175 | Nonvacant | Open storage | Notes 2, 8 |
| Great Park Corridor | 8061 EDISON AVE | 105333104 | 65 | 38 | 52 | 52 | 8.48 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 208 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | S OF SWC EDISON AVE & GROVE AVE | 105334102 | 43 | 25 | 34 | 34 | 5.62 | GC | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 138 | Nonvacant | Agriculture | Notes 2, 8 |
| Great Park Corridor | 7325 EDISON AVE | 105339101 | 281 | 165 | 223 | 223 | 36.45 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 892 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 7225 EDISON AVE | 105341101 | 142 | 83 | 112 | 112 | 18.35 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 450 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 14251 EUCLID AVE | 105342101 | 50 | 29 | 39 | 39 | 6.45 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 158 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 14211 S EUCLID 0 | 105342102 | 42 | 25 | 33 | 33 | 5.42 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 133 | Nonvacant | Open storage | Note 8 |
| Great Park Corridor | 14187 EUCLID AVE | 105342104 | 44 | 26 | 35 | 35 | 5.71 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 140 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | S OF SEC EDISON AVE & EUCLID AVE | 105342107 | 5 | 3 | 4 | 4 | 0.61 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 15 | Nonvacant | Open storage | Note 8 |
| Great Park Corridor | 14107 EUCLID AVE | 105342108 | 9 | 5 | 7 | 7 | 1.18 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 29 | Nonvacant | Truck rental / open storage | Note 8 |
| Great Park Corridor | 7145 EDISON AVE | 105342109 | 27 | 16 | 22 | 22 | 3.54 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 87 | Nonvacant | Open storage | Note 8 |
| Great Park Corridor | 14393 S EUCLID AVE | 105351101 | 46 | 27 | 36 | 36 | 5.92 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 145 | Nonvacant | Truck wash | Note 8 |
| Great Park Corridor | N OF NEC EUCALYPTUS AVE & EDISON AVE | 105351105 | 45 | 26 | 36 | 36 | 5.84 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 143 | Nonvacant | Agriculture | Note 8 |

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Great Park Corridor | N OF NWC EUCALYPTUS AVE & SULTANA AVE | 105351106 | 73 | 43 | 58 | 58 | 9.49 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 233 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 14389 SULTANA AVE | 105352101 | 73 | 43 | 58 | 58 | 9.49 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 232 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | N OF NWC EUCALYPTUS AVE & CAMPUS AVE | 105352102 | 72 | 42 | 57 | 57 | 9.36 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 229 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 7511 EUCALYPTUS AVE | 105359101 | 69 | 41 | 56 | 56 | 9.17 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 223 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 7388 EUCALYPTUS AVE | 105359102 | 69 | 40 | 55 | 55 | 9.01 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 220 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 7280 EUCALYPTUS 0 | 105360101 | 70 | 41 | 55 | 55 | 9.02 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 221 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | NEC EUCALYPTUS AVE & EDISON AVE | 105360102 | 43 | 25 | 34 | 34 | 5.58 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 137 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 14437 EUCLID AVE | 105360103 | 22 | 13 | 17 | 17 | 2.82 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 69 | Nonvacant | Agriculture | Note 8 |
| Great Park Corridor | 14411 EUCLID AVE | 105360104 | 26 | 15 | 20 | 20 | 3.33 | MU-GP | SP-AG | MU-GP | SP-AG-AH | 20 | 65 | 82 | Nonvacant | Truck wash | Note 8 |
| Grove Corridor | N OF NEC CHINO AVE & GROVE AVE | 21617102 | 16 | 10 | 0 | 79 | 4.76 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 105 | Nonvacant | Agriculture | |
| Grove Corridor | S OF SEC RIVERSIDE DR & GROVE AVE | 21617103 | 33 | 19 | 0 | 157 | 9.51 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Grove Corridor | SWC RIVERSIDE DR & PARCO AVE | 21617105 | 32 | 19 | 0 | 151 | 9.18 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 202 | Nonvacant | Agriculture | |
| Grove Corridor | 0 COMET AVE | 21617106 | 33 | 20 | 0 | 159 | 9.62 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 212 | Nonvacant | Agriculture | |
| Grove Corridor | N OF NEC CHINO AVE & GROVE AVE | 21617111 | 16 | 10 | 0 | 79 | 4.76 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 105 | Nonvacant | Agriculture | |
| Grove Corridor | 13605 GROVE AVE | 21621101 | 30 | 18 | 0 | 147 | 8.92 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 195 | Nonvacant | Open storage | |
| Grove Corridor | 13403 GROVE AVE | 21621104 | 33 | 19 | 0 | 157 | 9.50 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Grove Corridor | N OF NEC EDISON AVE & GROVE AVE | 21631103 | 48 | 28 | 0 | 114 | 8.64 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 190 | Nonvacant | Agriculture | Note 2 |
| Grove Corridor | 13817 GROVE AVE | 21631104 | 53 | 31 | 0 | 126 | 9.52 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Grove Corridor | 13715 GROVE AVE | 21631105 | 50 | 29 | 0 | 120 | 9.06 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Grove Corridor | N OF NWC CHINO AVE & GROVE AVE | 105217102 | 33 | 19 | 0 | 157 | 9.51 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Grove Corridor | S OF SEC CHINO AVE & GROVE AVE | 105247102 | 33 | 19 | 0 | 157 | 9.51 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Vacant | Vacant | |
| Grove Corridor | 13524 S GROVE AVE | 105248102 | 24 | 14 | 0 | 114 | 6.94 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 153 | Nonvacant | Agriculture & open storage | Note 2 |
| Grove Corridor | 13608 GROVE AVE | 105249105 | 15 | 9 | 0 | 73 | 4.43 | NC | SP-AG | MDR | SP-AG-AH | 20 | 30 | 96 | Nonvacant | Open storage | Note 3 |
| Grove Corridor | 8010 SCHAEFER AVE | 105249106 | 14 | 8 | 0 | 70 | 4.25 | NC | SP-AG | MDR | SP-AG-AH | 20 | 30 | 92 | Nonvacant | Open storage | Note 4 |
| Grove Corridor | 8025 E SCHAEFER AVE | 105315104 | 26 | 15 | 0 | 61 | 4.63 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 102 | Nonvacant | Open storage | |
| Grove Corridor | 8087 E SCHAEFER AVE | 105315105 | 22 | 13 | 0 | 52 | 3.92 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 86 | Nonvacant | Open storage | |
| Grove Corridor | 13814 GROVE AVE | 105316102 | 53 | 31 | 0 | 125 | 9.50 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Building supply | |
| Grove Corridor | 13908 GROVE AVE | 105317103 | 24 | 14 | 0 | 56 | 4.28 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 94 | Nonvacant | Open storage | |
| Grove Corridor | 13960 GROVE AVE | 105317105 | 20 | 12 | 0 | 48 | 3.61 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 79 | Nonvacant | Agriculture | Note 2 |
| Grove Corridor | 13519 S GROVE AVE | 21621124 | 23 | 14 | 0 | 112 | 6.77 | LMDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 149 | Nonvacant | Open storage | Note 2 |
| Grove Corridor | 8146 CHINO AVE | 21617101 | 32 | 19 | 0 | 155 | 9.09 | LMDR | SP-AG | MU-GR | SP-AG-AH | 20 | 65 | 206 | Nonvacant | Agriculture | Note 9 |
| Grove Corridor | 8113 CHINO AVE | 21621105 | 32 | 19 | 0 | 153 | 8.96 | LMDR | SP-AG | MU-GR | SP-AG-AH | 20 | 65 | 204 | Nonvacant | Agriculture | Note 9 |
| Grove Corridor | 8074 CHINO AVE | 105218101 | 31 | 18 | 0 | 153 | 8.94 | LMDR | SP-AG | MU-GR | SP-AG-AH | 20 | 65 | 202 | Nonvacant | Agriculture | Note 9 |
| Grove Corridor | 8089 CHINO AVE | 105246103 | -1 | 0 | 0 | 205 | 8.99 | LMDR | SP-AG | MU-GR | SP-AG-AH | 20 | 65 | 204 | Nonvacant | Agriculture | Note 9 |
| Euclid Corridor | 7247 RIVERSIDE DR | 105207105 | 5 | 3 | 0 | 31 | 1.90 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 40 | Nonvacant | Agriculture | |
| Euclid Corridor | SEC RIVERSIDE DR & EUCLIDE AVE | 105207107 | 62 | 36 | 0 | 295 | 14.98 | GC | SP-AG | MU-ER | SP-AG-AH | 20 | 75 | 393 | Nonvacant | Agriculture | Note 10 |
| Euclid Corridor | E OF SEC RIVERSIDE DR & EUCLIDE AVE | 105207108 | 25 | 15 | 0 | 121 | 7.32 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 161 | Nonvacant | Agriculture | |
| Euclid Corridor | E OF SEC RIVERSIDE DR & EUCLIDE AVE | 105207109 | 16 | 9 | 0 | 76 | 4.61 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 101 | Nonvacant | Agriculture | |
| Euclid Corridor | 7297 RIVERSIDE DR | 105207110 | 7 | 4 | 0 | 38 | 2.30 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 49 | Nonvacant | Agriculture | |
| Euclid Corridor | S OF SWC RIVERSIDE DR & SULTANA AVE | 105208104 | 33 | 19 | 0 | 157 | 9.50 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Euclid Corridor | 7325 RIVERSIDE DR | 105210101 | 27 | 16 | 0 | 145 | 8.81 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 189 | Nonvacant | Parking, vacant field w/ unused ag bldg | |

| Opportunity Area | Site Address/Intersection | APN | Very Low-Income | Low-Income | Moderate-Income | Above Moderate-Income | Parcel Size (Acres) | Current General Plan | Current Zoning | Proposed General Plan (GP) Designation | Proposed Zoning | Minimum Density Allowed | Maximum Density Allowed | Total Capacity | Vacant/ Nonvacant | Description of Existing Uses | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Euclid Corridor | 7192 CHINO AVE | 105226101 | 18 | 10 | 0 | 84 | 5.07 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 112 | Nonvacant | Agriculture | |
| Euclid Corridor | N OF NEC CHINO AVE & EUCLID AVE | 105226102 | 20 | 12 | 0 | 96 | 5.84 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 128 | Nonvacant | Agriculture | |
| Euclid Corridor | 13165 EUCLID AVE | 105226106 | 40 | 24 | 0 | 192 | 11.65 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 256 | Nonvacant | Agriculture | |
| Euclid Corridor | 13647 EUCLID AVE | 105238101 | 54 | 32 | 0 | 258 | 15.65 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 344 | Nonvacant | Agriculture | |
| Euclid Corridor | N OF NEC SCHAEFER AVE & EUCLID AVE | 105238102 | 3 | 2 | 0 | 16 | 0.97 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 20 | Nonvacant | Agriculture | |
| Euclid Corridor | 13583 EUCLID AVE | 105238104 | 14 | 8 | 0 | 66 | 3.98 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 87 | Vacant | Vacant | |
| Euclid Corridor | 13573 EUCLID AVE | 105238105 | 2 | 1 | 0 | 11 | 0.64 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 14 | Nonvacant | Agriculture | |
| Euclid Corridor | 13555 EUCLID AVE | 105238106 | 2 | 1 | 0 | 12 | 0.71 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 15 | Nonvacant | Agriculture | |
| Euclid Corridor | 13545 EUCLID AVE | 105238108 | 3 | 2 | 0 | 13 | 0.81 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 18 | Nonvacant | Building supply | |
| Euclid Corridor | N OF NWC SCHAEFER AVE & SULTANA AVE | 105238111 | 22 | 13 | 0 | 105 | 6.34 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 140 | Vacant | Vacant | |
| Euclid Corridor | N OF NWC SCHAEFER AVE & SULTANA AVE | 105238112 | 10 | 6 | 0 | 47 | 2.82 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 62 | Nonvacant | Agriculture | |
| Euclid Corridor | 13525 S EUCLID AVE | 105238113 | 5 | 3 | 0 | 22 | 1.35 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 30 | Nonvacant | Veterinarian | |
| Euclid Corridor | 13529 EUCLID AVE | 105238116 | 3 | 2 | 0 | 15 | 0.90 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 20 | Nonvacant | Auto rentals | |
| Euclid Corridor | 7220 CHINO AVE | 105238110 | 51 | 30 | 0 | 244 | 14.76 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 325 | Nonvacant | Agriculture | Note 2 |
| Euclid Corridor | 7110 CHINO AVE | 105238114 | 38 | 23 | 0 | 186 | 11.27 | MDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 247 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | S OF SWC RIVERSIDE DR & VINEYARD AVE | 21617406 | 33 | 19 | 0 | 157 | 9.50 | LDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | N OF NWC CHINO AVE & VINEYARD AVE | 21617407 | 33 | 19 | 0 | 157 | 9.51 | LDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 209 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | NWC CHINO AVE & VINEYARD AVE | 21617408 | 32 | 19 | 0 | 151 | 9.15 | LDR | SP-AG | MDR | SP-AG-AH | 20 | 30 | 201 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | NEC CHINO AVE & VINEYARD AVE | 21810101 | 31 | 18 | 0 | 149 | 9.05 | LDR | SP | MDR | SP- City to ammend Armstrong Ranch Specific Plan | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | N OF NEC CHINO AVE & VINEYARD AVE | 21810102 | 31 | 18 | 0 | 149 | 9.05 | LDR | SP | MDR | SP- City to ammend Armstrong Ranch Specific Plan | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | S OF SEC RIVERSIDE DR & VINEYARD AVE | 21810103 | 31 | 18 | 0 | 149 | 9.05 | LDR | SP | MDR | SP- City to ammend Armstrong Ranch Specific Plan | 20 | 30 | 199 | Nonvacant | Agriculture | |
| Vineyard / Armstrong Ranch Specific Plan | SEC RIVERSIDE DR & VINEYARD AVE | 21810104 | 31 | 18 | 0 | 149 | 9.05 | LDR | SP | MDR | SP- City to ammend Armstrong Ranch Specific Plan | 20 | 30 | 199 | Nonvacant | Agriculture | |

Notes:
Note 1: Lot Consolidation Proposed: Site A
Note 2: This parcel has multiple land use designations. Only the portion of the parcel that allows residential uses were included in the acreage in this table and used to calculate capacity.
Note 3: This parcel has been split in the inventory to reflect multiple proposed land uses. Only the portions of the parcel that allow residential uses were included in the acreage in this table and used to calculate capacity.
Note 4: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 60%
Note 5: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%
Note 6: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 50%
Note 7: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 40%
Note 8: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 70%
Note 9: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 65%
Note 10: Percent of acreage estimated to accommodate housing (reduction factors for mixed-use): 75%

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RESOLUTION NO. PC21-095

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVE FILE NO. PZC-21-002, A ZONE CHANGE TO MODIFY THE ZONING MAP TO ESTABLISH AN AH (AFFORDABLE HOUSING) ZONING OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Ontario ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC-21-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application proposes to establish an Affordable Housing Overlay District to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (“RHNA”) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies

and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended City Council approval of a resolution adopting an Addendum to a previous Environmental Impact Report prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of less than significance; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse

No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) *The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan as follows:*

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

  - LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed Zone Change is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: Corridor Housing. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Compliance: The proposed Zone Change supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

  - H2-4: New Model Colony. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed Zone Change is consistent with the policy to support a diverse housing type throughout Ontario.

  - H2-6: Infill Development. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed Zone Change supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

  - H3-2: Flexible Standards. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed Zone Change supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

  - H5-2: Family Housing. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed Zone Change supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) *The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.* The proposed zoning designation is compatible with the zoning and land uses in the surrounding areas.

(3) *The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses.* The allowed uses of the properties will be similar to other properties in the areas.

(4) *The subject site is physically suitable, including, but not limited to, parcel sizes, shapes, access, and availability of utilities, for the request and anticipated development.* The sites identified for the AH Overlay District are of adequate size to accommodate a variety of residential development and are physically suitable for the anticipated future development.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application, as detailed in "Attachment A: Affordable Housing Overlay" and "Attachment B: Affordable Housing Overlay and Current Zoning" attached hereto and incorporated herein by this reference.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Richard Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-095, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

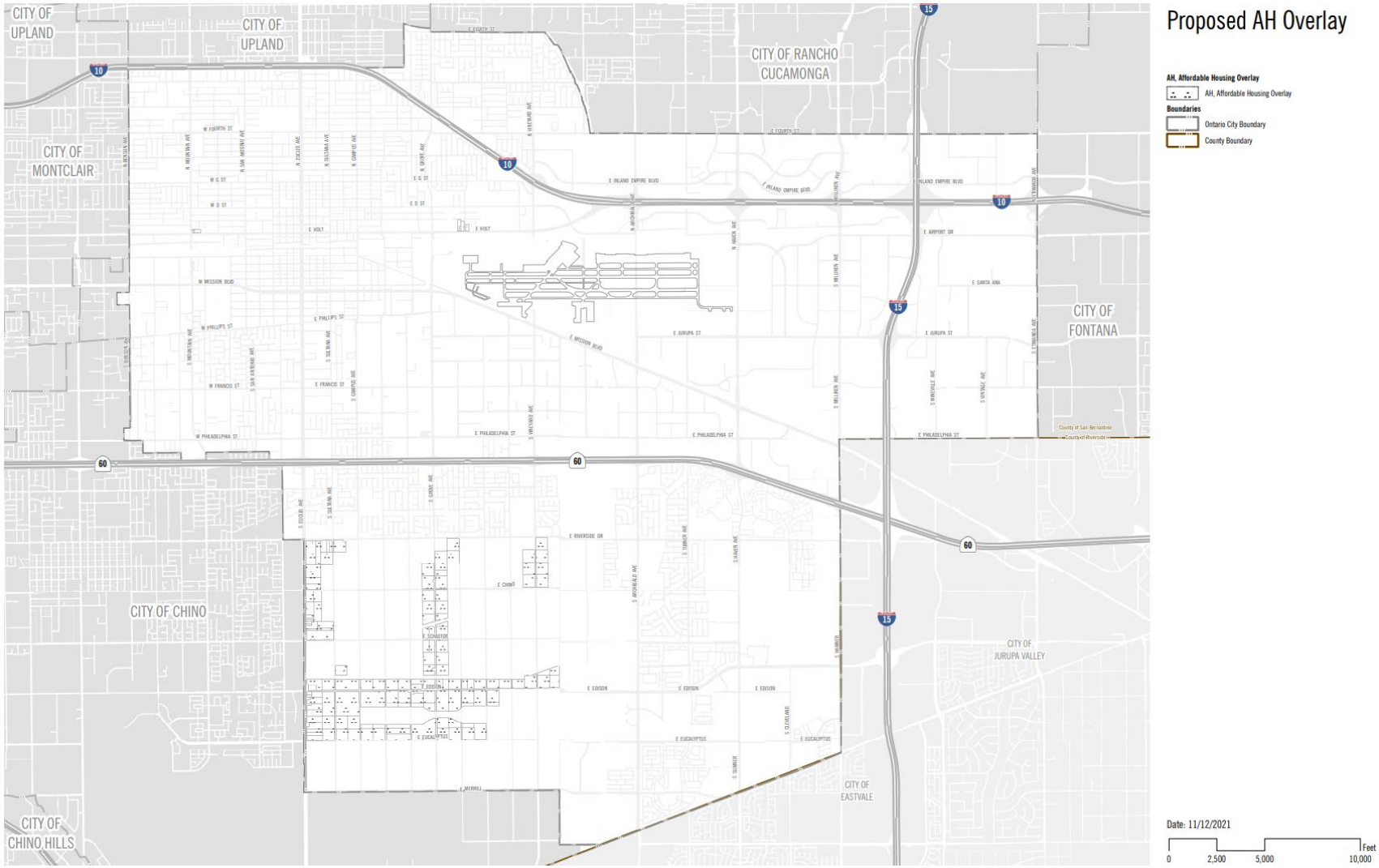
NOES: None

ABSENT: Ricci

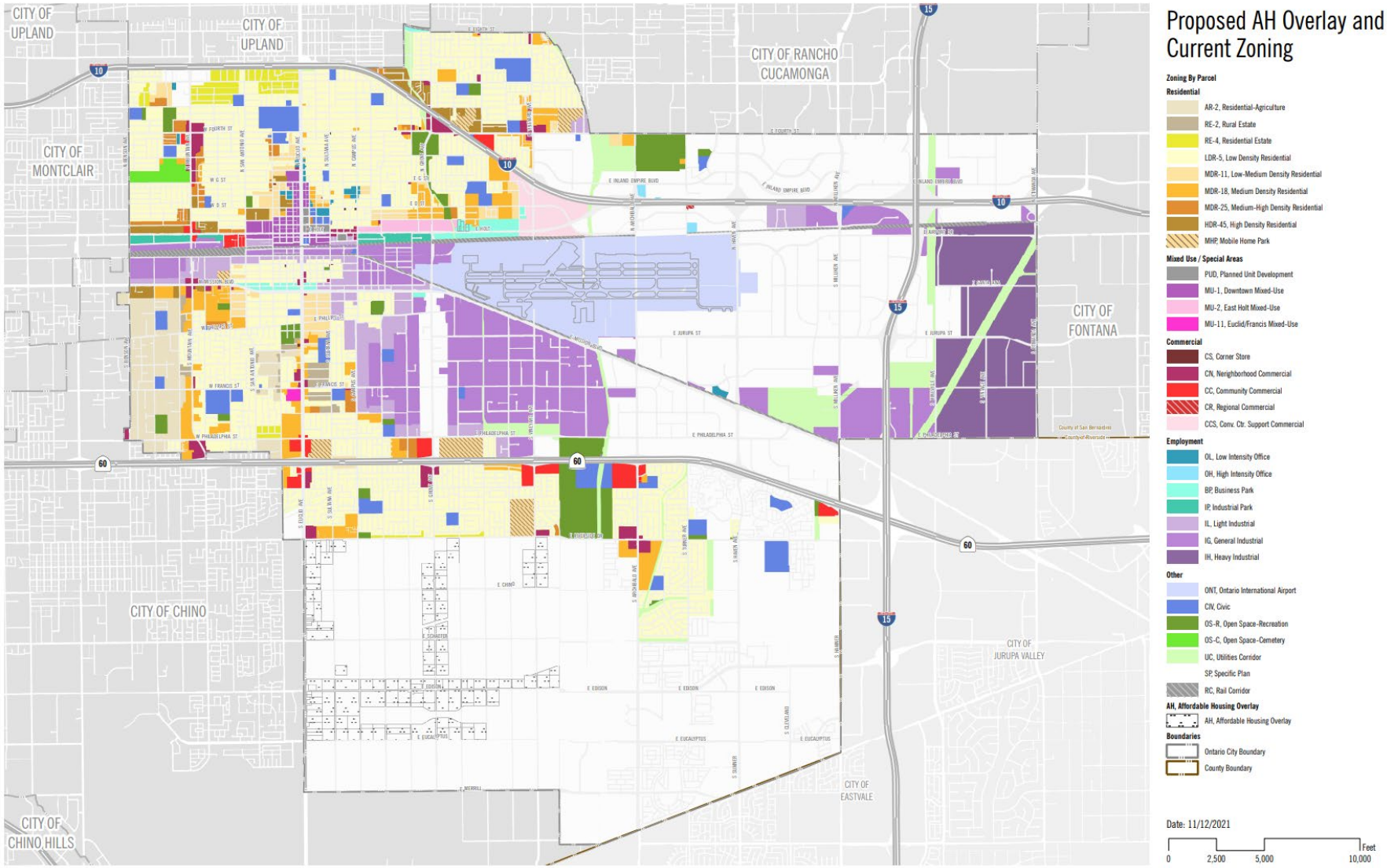
ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

## Attachment A: Affordable Housing Overlay



## Attachment B: Affordable Housing Overlay and Current Zoning



RESOLUTION NO. PC21-096

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVES FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING SECTION 6.01.035 FOR THE PURPOSE OF ADDING PROVISIONS TO ESTABLISH AN AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the City of Ontario ("Applicant") has initiated a Development Code Amendment, File No. PDCA21-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application is of Citywide impact, affecting approximately 50 square miles (31,789 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south; and

WHEREAS, certain minor changes are proposed to the City of Ontario Development Code, as follows:

- Section 6.01.035 (Overlay Zoning Districts) is to be amended, adding Subparagraph C.6 to establish an Affordable Housing Overlay District,

- The purpose of the Affordable Housing Overlay District is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law,

- The Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy

Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) assigns the Planning Commission the responsibility and authority to review and make recommendation to the City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission recommended approval of a Resolution recommending City Council adopt an Addendum to the Environmental Impact Report (State Clearinghouse No. 2008101140) adopted by City Council on January 27, 2010 for File No. PGPA06-001.

The Addendum finds that the proposed project introduces no new significant environmental impacts, and all previously adopted mitigation measures are incorporated into the Project by reference; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental environmental impact report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** The Project will be consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project furthers the purposes, principals, goals, and policies of the Housing Element, in that it will expand upon the types of housing that may be constructed throughout residential and mixed use zoning districts of the City and will allow for alternate forms of home rental and fee-simple homeownership.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code

Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending body for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Code Amendment proposes:

(a) The identification of specific sites to be included in the AH Overlay District that are included in the housing inventory, which is part of the City's Housing Element, and located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue that are suitable for affordable housing development projects; and

(b) Defining that affordable housing projects for the purposes of the AH Overlay provides that a certain identified percentage of the total units within each development are designated as affordable to lower income households and guaranteed for a minimum of 30 years; and

(c) Establishing that development standards applicable to proposed development in the AH Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code; and

(d) Establishing that all new residential development, within the AH Overlay District, regardless of affordability, requires a minimum density of 20 dwelling units per acre; and

(e) Establishing that affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

(2) The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Development Code Amendment incorporates safeguards intended to ensure that the purposes of the Development Code are preserved; the project will not be contrary to or damage the public health, safety, convenience, or general welfare; the project will not result in any significant environmental impacts; and the project will be in full conformity with the Vision, City Council Priorities, and Policy Plan components of The Ontario Plan.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Development Code Amendment, included as "Attachment A" attached hereto and incorporated herein by this reference.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-096, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

**ATTACHMENT A:**
**Development Code Amendment**
**File No. PDCA21-001**

Development Code Section 6.01.035 (Overlay Zoning Districts) is hereby amended, adding Subparagraph C.6 to read as follows:

**"6.** AH (Affordable Housing) Overlay District.

**a.** *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

**b.** *Applicability*. The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

**c.** *Definitions.*

**(1) Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

**(a)** *Tier 1*. Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**(b)** *Tier 2*. Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**d.** *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

**(1) Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20

dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

**(2) Affordable Housing Projects.** Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

**(a)** *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

**(i)** *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use*. Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density*. The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density*. If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

**(ii)** *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre."

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PZC21-002, A ZONE CHANGE TO MODIFY THE ZONING MAP TO ESTABLISH THE AH (AFFORDABLE HOUSING) ZOINING OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the CITY OF ONTARIO ("Applicant") has filed an Application for the approval of a Zone Change, File No. PZC-21-002, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application proposes to establish an Affordable Housing Overlay District to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law; and

WHEREAS, the Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation ("RHNA") and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Development Code Amendment (File No. PDCA21-001) is being processed concurrently with this application to establish density standards applicable to the Affordable Housing Overlay District; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing and approved Resolution No. PC21-093 recommending the City Council approve a Resolution adopting an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001. The Addendum finds that the proposed project introduces no new significant environmental impacts. Furthermore, all mitigation measures previously adopted with the Certified Environmental Impact Report are incorporated into the Project by reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on March1, 2022, the City Council approved a resolution adopting an Initial Study/Addendum to a previous Certified EIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan ("TOP") Environmental Impact Report — State Clearinghouse No. 2008101140 ("Certified EIR"), which was certified by the Ontario City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC-21-002, and PDCA21-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed Zone Change is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan; and

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-6: *Complete Community*. We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and provides opportunities for choice in living environments.

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-1: *Land Use Decisions*. We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed Zone Change reflects the existing uses of the properties or closely coordinates with land use designations in the surrounding area and will not create adverse impacts on adjacent properties.

- Goal LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.

  - LU5-7: *ALUCP Consistency with Land Use Regulations*. We comply with state law that requires general plans, specific plans and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed Zone Change is consistent with the adopted Airport Land Use Compatibility Plan for both Ontario International Airport and Chino Airport.

**Housing Element:**

- Goal H2: Diversity of types of quality housing that are affordable to a range of household income levels, accommodate changing demographics, and support and reinforce the economic sustainability of Ontario.

  - H2-1: *Corridor Housing*. We revitalize transportation corridors by encouraging the production of higher density residential and mixed-uses that are architecturally, functionally and aesthetically suited to corridors.

Compliance: The proposed Zone Change supports higher density residential and mixed-use development that is functionally and aesthetically suited along transportation corridors.

- H2-4: *New Model Colony*. We support a premier lifestyle community in the New Model Colony distinguished by diverse housing, highest design quality, and cohesive and highly amenitized neighborhoods.

Compliance: The proposed Zone Change is consistent with the policy to support a diverse housing type throughout Ontario.

- H2-6: *Infill Development*. We support the revitalization of neighborhoods through the construction of higher-density residential developments on underutilized residential and commercial sites.

Compliance: The proposed Zone Change supports the revitalization of neighborhoods through the infill development of higher-density residential and mixed-use developments on underutilized properties.

- Goal H3: A City regulatory environment that balances the need for creativity and excellence in residential design, flexibility and predictability in the project approval process, and the provision of an adequate supply and prices of housing.

- H3-2: *Flexible Standards*. We allow flexibility in the application of residential and mixed-use development standards in order to gain benefits such as exceptional design quality, economic advantages, sustainability, or other benefits that would otherwise be unrealized.

Compliance: The proposed Zone Change supports flexibility in the application of development standards to achieve a variety of residential development on higher density residential and mixed-use properties.

- Goal H5: A full range of housing types and community services that meet the special housing needs for all individuals and families in Ontario, regardless of income level, age or other status.

- H5-2: *Family Housing*. We support the development of larger rental apartments that are appropriate for families with children, including, as feasible, the provision of services, recreation and other amenities.

Compliance: The proposed Zone Change supports the development of larger rental apartments on higher density residential and mixed-use properties to meet the housing needs of all individuals and families in Ontario.

(2) The proposed Zone Change would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The proposed zoning designation is compatible with the zoning and land uses in the surrounding areas; and

(3) The proposed Zone Change will not adversely affect the harmonious relationship with adjacent properties and land uses. The allowed uses of the properties will be similar to other properties in the areas; and

(4) The subject site is physically suitable, including, but not limited to, parcel sizes, shapes, access, and availability of utilities, for the request and anticipated development. The sites identified for the AH Overlay District are of adequate size to accommodate a variety of residential development and are physically suitable for the anticipated future development.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Zone Change, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this _____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

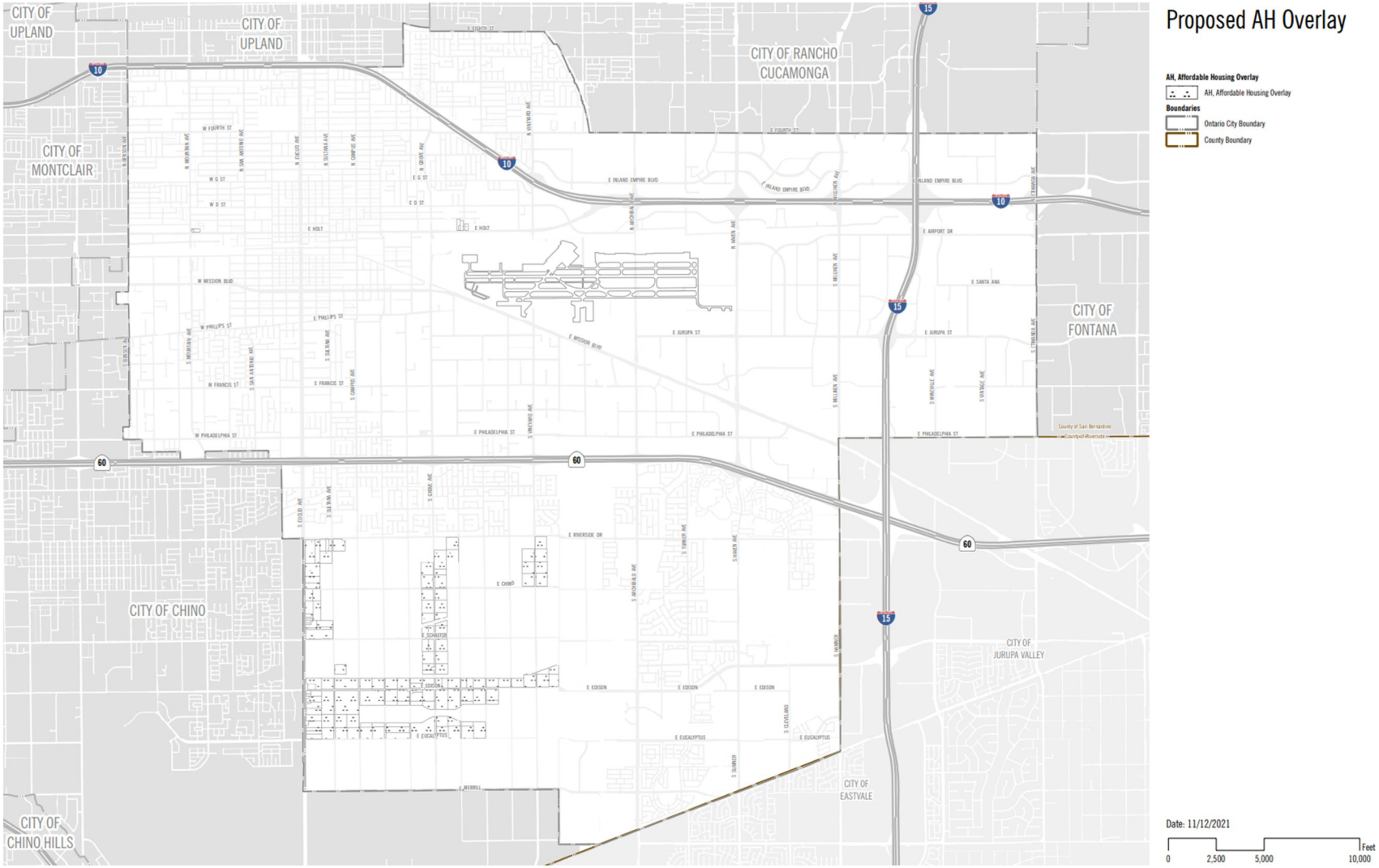
(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

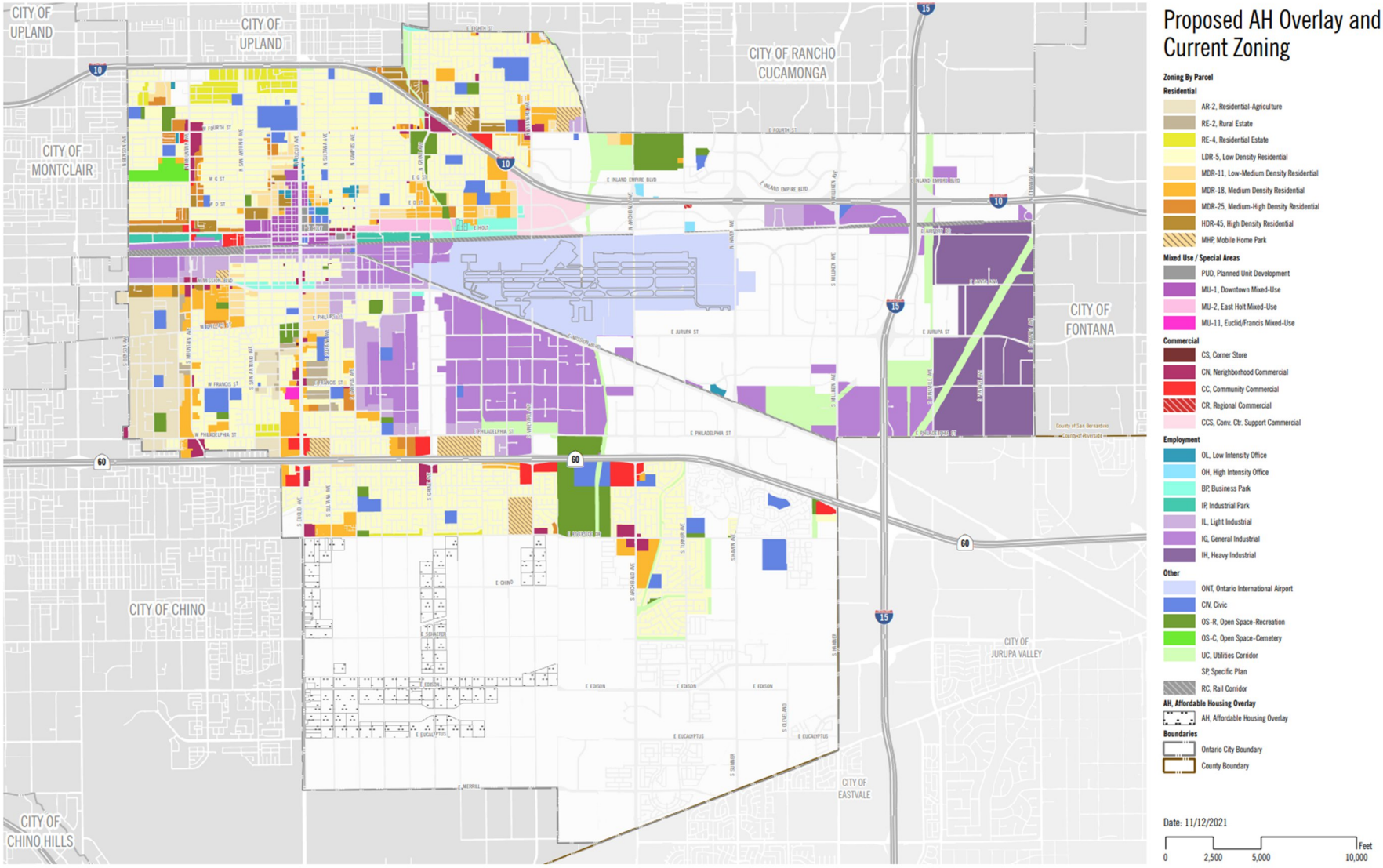
_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# Attachment A: Affordable Housing Overlay



## Attachment B: Affordable Housing Overlay and Current Zoning



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PDCA21-001, A DEVELOPMENT CODE AMENDMENT REVISING SECTION 6.01.035, ADDING PROVISIONS TO ESTABLISH THE AH (AFFORDABLE HOUSING) OVERLAY DISTRICT, AND MAKING FINDINGS IN SUPPORT THEREOF.

WHEREAS, the CITY OF ONTARIO ("Applicant") has filed an Application for the approval of a Development Code Amendment, File No. PDCA21-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application is of Citywide impact, affecting approximately 50 square miles (31,789 acres) of land, which is generally bordered by Benson Avenue and Euclid Avenue on the west; Interstate 10 Freeway, Eighth Street, and Fourth Street on the north; Etiwanda Avenue and Hamner Avenue on the east; and Merrill Avenue and the San Bernardino County/Riverside County boundary on the south; and

WHEREAS, certain minor changes are proposed to the City of Ontario Development Code, as follows:

- Section 6.01.035 (Overlay Zoning Districts) is to be amended, adding Subparagraph C.6 to establish an Affordable Housing Overlay District,

- The purpose of the Affordable Housing Overlay District is to facilitate housing opportunities within the City through the implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law,

- The Affordable Housing Overlay District applies to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue; and

WHEREAS, the Development Code (Ontario Municipal Code Title 9) provides the legislative framework for the implementation of The Ontario Plan, which states long-term principles, goals, and policies for guiding the growth and development of the City in a manner that achieves Ontario's vision, and promotes and protects the public health, safety, comfort, convenience, prosperity, and welfare of its citizens; and

WHEREAS, a related General Plan Amendment (File No. PGPA21-004) is being processed concurrently with this application for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan addressing State mandates and the 6th Cycle Regional Housing Needs Allocation (RHNA) and this application also proposes to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish an Affordable Housing Overlay; and

WHEREAS, a related Zone Change (File No. PZC-21-002) is being processed concurrently with this application to establish an Affordable Housing Overlay District; and

WHEREAS, on December 20, 2021, the Planning Commission conducted a public hearing and approved Resolution No. PC21-093 recommending the City Council approve a Resolution adopting an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010, in conjunction with File Nos. PGPA21-004, PZC21-002, and PDCA21-002. The Addendum finds that the proposed project introduces no new significant environmental impacts. Furthermore, all mitigation measures previously adopted with the Certified Environmental Impact Report are incorporated into the Project by reference; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (ALUCP), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-093, recommending the City Council approve the Application; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Initial Study/Addendum and the Project, and concluded said hearing on that date; and

WHEREAS, as the first action on the Project, on March 1, 2022, the City Council approved a resolution adopting an Initial Study/Addendum to a previous Certified EIR prepared pursuant to CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines, which indicated that all potential environmental impacts from the Project were less than significant or could be mitigated to a level of significance; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the previous Certified EIR and supporting documentation. Based upon the facts and information contained in the previous Certified EIR and supporting documentation, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report, certified by the City of Ontario City Council on March 1, 2022, in conjunction with File Nos. PGPA21-004, PZC21-002, and PDCA21-002; and

(2) The Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) The Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(5) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts; and

(6) The proposed project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Certified EIR, are incorporated herein by this reference.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The proposed Development Code Amendment is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The Development Code Amendment proposes:

(a) The identification of specific sites to be included in the AH Overlay District that are included in the housing inventory, which is part of the City's Housing Element, and located (1) south of Riverside Drive, (2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and (3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue that are suitable for affordable housing development projects; and

(b) Defining that affordable housing projects for the purposes of the AH Overlay provides that a certain identified percentage of the total units within each development are designated as affordable to lower income households and guaranteed for a minimum of 30 years; and

(c) Establishing that development standards applicable to proposed development in the AH Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code; and

(d) Establishing that all new residential development, within the AH Overlay District, regardless of affordability, requires a minimum density of 20 dwelling units per acre; and

(e) Establishing that affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre.

(2) The proposed Development Code Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City. The Development Code Amendment incorporates safeguards intended to ensure that the purposes of the Development Code are preserved; the project will not be contrary to or damage the public health, safety, convenience, or general welfare; the project will not result in any significant environmental impacts; and the project will be in full conformity with the Vision, City Council Priorities, and Policy Plan components of The Ontario Plan.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described Development Code Amendment, included as "Attachment A" attached hereto and incorporated herein by this reference.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 8. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 9. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**ATTACHMENT A:**
**Development Code Amendment**
**File No. PDCA21-001**

Development Code Section 6.01.035 (Overlay Zoning Districts) is hereby amended, adding Subparagraph C.6 to read as follows:

**"6.** AH (Affordable Housing) Overlay District.

**a.** *Purpose.* The purpose of the AH Overlay District is to facilitate housing opportunities within the community via implementation of required rezone programs pursuant to the City's adopted Housing Element where required for compliance with State Housing Element law.

**b.** *Applicability*. The herein established rights and responsibilities applicable to the AH Overlay District shall apply to sites identified in the housing inventory, part of the City's Housing Element, located 1) south of Riverside Drive, 2) along East Holt Boulevard between the Cucamonga Creek Channel and Corona Avenue, and 3) areas designated as MU-2 at the northeast corner of West Holt Boulevard and Mountain Avenue.

**c.** *Definitions.*

**(1) Affordable Housing Project.** Affordable housing projects for the purposes of the affordable housing overlay are defined as follows:

**(a)** *Tier 1*. Any projects with a residential component with at least 20% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**(b)** *Tier 2*. Any projects with a residential component with at least 25% of total units are designated as affordable to lower incomes via deed restriction or another mechanism to guarantee affordability for a minimum of 30 years.

**d.** *Development Standards.* The development standards applicable to proposed development in the Affordable Housing Overlay District shall be in accordance with the applicable base zone, other overlay zones, and all applicable provisions of the Development Code, unless otherwise indicated herein, or where necessary to comply with Federal and State law.

**(1) Minimum Density.** Within the AH Overlay District, all new residential development, regardless of affordability, requires a minimum density of 20 dwelling units per acre. The minimum density shall be calculated as an average over the entire project area on sites south of Riverside Drive.

**(2) Affordable Housing Projects.** Development of affordable housing projects, as defined for the purposes of the affordable housing overlay, shall be allowed by-right within the AH Overlay District and are encouraged in accordance with the following provisions:

**(a)** *Specific Plan Base Zoning.* Affordable housing projects with a base zoning designation of SP may develop as follows:

**(i)** *Tier 1 Affordable housing projects:*

- *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan may be developed in accordance with either the SP zoning district or the MDR-25 zoning district.

- *Mixed Use*. Affordable housing projects on properties designated as MU in the Policy Plan may be developed in accordance with either the SP zoning district or a comparable existing zoning implementation tool that aligns with the density and intensity of the proposed project. The following exceptions would apply:

  - *Maximum Density*. The maximum density allowed is equivalent to the maximum density identified for the applicable Mixed-Use area in the Land Use Designations Summary Table (Table LU-02) of the Policy Plan component of The Ontario Plan.

- *Calculating Minimum Density*. If a project with a base designation of SP develops without a specific plan, minimum density shall be calculated as an average over the entire portion of the project area that is within the AH Overlay District.

**(ii)** *Tier 2 Affordable housing projects:*

- Same as Tier 1, with the following additions:

  - *Medium Density Residential.* Affordable housing projects on properties designated as MDR in the Policy Plan shall allow a maximum density of 25 to 30 dwelling units per acre."

# *CITY OF ONTARIO*

*Agenda Report*
**March 15, 2022**

**SECTION:**
**CONSENT CALENDAR**

Department: Planning
Prepared By: Alexis Vaughn
Staff Member Presenting:
Scott Murphy, Executive Director Community Development
Reviewed By: Edmelynne V Hutter, Charles Mercier, Rudy Zeledon
Approved By:

Submitted To: Council/OHA
Approved: _____
Continued To: _____
Denied: _____
Item No: 12

**SUBJECT:** **AN ORDINANCE ADOPTING THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN (FILE NO. PSP19-001), ESTABLISHING THE LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES. THE PROJECT SITE IS BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, EXISTING RIGHT-OF-WAY FOR THE FUTURE CAMPUS AVENUE EXTENSION ON THE WEST, AND GROVE AVENUE ON THE EAST (APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02**

**RECOMMENDATION:** That the City Council consider and approve the Ordinance adopting the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)**
**Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch**

**FISCAL IMPACT:** Adoption of the South Ontario Logistics Center Specific Plan would result in both short and long-term fiscal impacts to the City. Short-term impacts include infrastructure improvements to serve the new Business Park and Industrial development. The cost of these improvements is included in the Nexus Study and Development Impact Fees ("DIF") previously adopted by the City Council. The developer will be required to install improvements or pay the DIF associated with the various improvements. Long-term fiscal impacts include the ongoing

operations and maintenance services (police, fire, maintenance, etc.) necessary to serve the new development. While the development will result in increased property tax revenue, the increase is insufficient to cover the cost of services associated with the project. To address this shortfall, the developer will be required to form and/or join a Community Facilities District to cover the additional public service costs. The general fund will not be used to fund this Ontario Ranch development.

**BACKGROUND & ANALYSIS:**

**BACKGROUND:** On March 1, 2022, the City Council introduced and waived further reading of an ordinance approving the South Ontario Logistics Center Specific Plan, (File No. PSP19-001). The Ontario Plan (TOP) Policy Plan (General Plan) provides the basic framework for development within the 8,200-acre area commonly referred to as Ontario Ranch. The Policy Plan requires City Council approval of a Specific Plan for new developments within Ontario Ranch. A Specific Plan is required to ensure that sufficient land area is included to achieve cohesive, unified districts and neighborhoods. Additionally, a Specific Plan is required to incorporate a development framework for detailed land use, circulation, infrastructure improvements (such as drainage, sewer, and water facilities), provision for public services, and urban design and landscape standards.

**South Ontario Logistics Center Specific Plan:** The South Ontario Logistics Center Specific Plan serves to implement the City's Policy Plan for the project site and establishes regulations for development through the stipulation of permitted land uses, development standards, infrastructure requirements, and implementation requirements for the development of 219.39 acres of land that makes up the Specific Plan. The South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensure that superior community design is achieved during project development. The South Ontario Logistics Center Specific Plan establishes the procedures and requirements to approve new development within the project site to ensure that Policy Plan goals and policies are achieved.

Land Use Plan: The South Ontario Logistics Center Specific Plan consists of five Planning Areas (see Exhibit C: South Ontario Logistics Center Specific Plan Land Use Map, attached) that will accommodate a variety of commercial, office, technology, light manufacturing, and warehouse/distribution uses. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions. The Specific Plan establishes a maximum 0.6 FAR for Business Park designated properties (Planning Areas 1 and 3) and maximum 0.55 FAR for Industrial General designated properties (Planning Areas 2, 4, and 5). The maximum FAR associated with each Specific Plan land use designation is consistent with the Policy Plan's Business Park and Industrial land use designations.

The Specific Plan proposes the potential development of up to 5,333,518 square feet of Industrial and Business Park development (see Exhibit D: Land Use Summary Table, attached). Planning Areas 1 and 3, located along the northern portion of the Specific Plan area, adjacent to Eucalyptus Avenue, are 23.65 and 11.52 acres in size, respectively, and can be developed with up to 919,050

square feet of Business Park development. In addition, buildings within the Business Park land use area that front onto a public right-of-way cannot exceed a building footprint of 125,000 square feet, in order to maintain a pedestrian-oriented scale and massing appropriate to the site and future residential land uses to the north. Planning Areas 2, 4, and 5, located along the southern portion of the Specific Plan and south of the Business Park designated areas, are 106.71, 60.06, and 17.45 acres in size, respectively, and can be developed with up to 4,414,470 square feet of Industrial development.

Design Guidelines: The design theme and concept for the South Ontario Logistics Center Specific Plan was created to ensure a high-quality, attractive, and cohesive design structure for the Specific Plan, which meets each of the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the City;
2. Creates a functional and sustainable place that ensures South Ontario Logistics Center is competitive regionally and appropriate in the Ontario Ranch community;
3. Illustrates the distinctive characteristics of the two land use districts: Business Park District (Planning Areas 1 and 3) and Industrial – General District (Planning Areas 2, 4, and 5);
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction;
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area;
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies; and
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

The Design Guidelines have been established to promote high-quality architecture as required by the Ontario Development Code and TOP. The proposed architectural theme of the Specific Plan incorporates a Contemporary Architectural style and the five Planning Areas will be required to be designed to be compatible with and complement one another. The design guidelines of the Specific Plan will require all buildings to provide a recognizable base, body, roofline, and entry. The Specific Plan provides examples of the type of Industrial and Business Park concepts that are envisioned to be constructed within the Specific Plan.

All buildings will be required to be designed to highlight the primary entryways by incorporating special materials, visual relief, massing, and shading. Additionally, the facades that front onto a public street will incorporate vertical and horizontal articulation and material changes that will assist in enhancing these elevations and providing visual interest from the public view.

Circulation Concept: The circulation plan for the Specific Plan reinforces the objective of moving vehicles, pedestrians, cyclists, and public transit safely and efficiently through and around the project. The Specific Plan establishes the hierarchy and general location of roadways within the South Ontario Logistics Center Specific Plan. Traffic signals will be constructed or modified at the

following major intersections:

1. Campus Avenue and Eucalyptus Avenue;
2. Bon View Avenue and Eucalyptus Avenue;
3. Grove Avenue and Eucalyptus Avenue;
4. Campus Avenue and Merrill Avenue;
5. Bon View Avenue and Merrill Avenue;
6. Cucamonga Avenue and Merrill Avenue;
7. Grove Avenue and Merrill Avenue; and
8. Mid-block at Grove Avenue, Between Eucalyptus and Merrill Avenues.

Additionally, primary access to the Business Park development will be provided along Eucalyptus Avenue to the north, Campus Avenue to the west, and Grove Avenue to the east. Primary access into the Industrial development will be provided along Merrill Avenue to the south, Campus Avenue to the west, and Grove Avenue to the east.

Landscape Design: The landscape design theme for the South Ontario Logistics Center Specific Plan encourages landscape materials and designs that enhance the aesthetics of the structure, create and define public and private spaces, and provide shade and environmental benefits. Table 5.1 of the South Ontario Logistics Center Specific Plan identifies the plant material and trees to be used within parking lots, along street parkways, and adjacent to buildings. Additionally, the Specific Plan establishes the overall landscape coverage for the project and the landscape setbacks along the perimeter streets and interior property lines.

Infrastructure and Services: The backbone infrastructure to serve all areas of the Specific Plan will be installed by the developers in accordance with the Ontario Ranch (New Model Colony) Master Plans for streets, water (including recycled water), sewer, storm drain, and fiber optic facilities. Natural gas will be provided by The Gas Company and electricity by SCE. Development of the project requires the installation by the developer of all infrastructure necessary to serve the project as a standalone development, with phasing and ultimate details to be reviewed and approved via a Development Agreement with the project site's final map.

Specific Plan Phasing: Development phasing within the Specific Plan will be determined by the developers, based upon real estate market conditions. The Specific Plan outlines development phase one as Planning Areas 1 and 2, and development phase two as Planning Areas 3, 4, and 5 (Figure 4.1: Conceptual Site Plan). The phases may be developed as sub-phases and may occur either sequentially or concurrently with one another. Specific infrastructure, community facilities, and open space dedications will be provided/conditioned with future individual tract map(s) and/or development plan(s) that will be presented to the Planning Commission at a future date.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan) and City Council Priorities components of The Ontario Plan.

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65450-65457) permits the adoption and administration of specific plans as an implementation tool for elements contained

in the local General Plan. Specific plans must demonstrate consistency in regulations, guidelines, and programs with the goals and policies set forth in the General Plan. The South Ontario Logistics Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy analysis in Chapter 7.0 "General Plan Consistency" of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330"): The Housing Accountability Act (Government Code Section 65589.5 et seq.) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply." The legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code Section 66300(b)(1)(A) and (b):

*(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*

*(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"* except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

*(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

As discussed in the related General Plan Amendment is proposed to change the site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that, based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As

explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center Specific Plan – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

Table 1: Project Cost Estimate by Project Area

| ***Project Name*** | ***Cost Estimate*** |
|---|---|
| Ontario Ranch Business Park Phase 1 (Specific Plan - Approved) | $72,151,000 |
| South Ontario Logistics Center (Specific Plan – Subject Project, Under Review) | $59,780,000 |
| Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review) | $12,400,000 |
| ***Total*** | ***$144,331,000*** |

In order to demonstrate “no net loss of residential capacity,” the Project will be required to demonstrate increased residential zoning capacity on a “SB330 Replacement Site” by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City’s adoption of the 6th Cycle Housing Element, scheduled to go before the City Council for their consideration, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential (“MDR”) when an affordable housing project is proposed with at least 25 percent of proposed units that are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units.

On March 1, 2022, City Council approved the related General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation (“RHNA”), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) and to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along

Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

**AIRPORT LAND USE COMPATIBILITY:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

Ontario International Airport: On April 19, 2011, the Ontario City Council approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached resolutions.

Chino Airport: Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport (Exhibit E - Chino Airport Composite Safety Zones & TOP Land Use Designations). The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. Future development within the Project Site shall be subject to Open Land and people-per-acre occupancy intensity calculations that are described below.

The Project site is located within Safety Zones 1, 3, and 6 (Handbook Generic Safety Zones) and new development will be required to provide Open Land (an open area that is at least 300 feet long by 75 feet wide) consistent with the Handbook's percentage criteria for each Safety Zone and people-

per-acre limits. Safety Zone 1 is part of the Runway Protection Zone and cannot be developed with any structures or buildings. Safety Zone 3 is required to provide a minimum of 15 percent of Open Land, and occupancy must be limited to 100 people per acre on average, and a maximum of 300 people in any one acre. Safety Zone 6 is required to provide a minimum of 10 percent of Open Land, and occupancy is limited to 300 people per acre on average, and a maximum of 1,200 people in any one acre.

**ENVIRONMENTAL REVIEW:** The Specific Plan is located within the City of Ontario in what was formally the approximate 8,200-acre City of Ontario Sphere of Influence (SOI). On January 7, 1998, the City of Ontario adopted the New Model Colony General Plan Amendment setting forth a comprehensive strategy for the future development of the Sphere of Influence. The New Model Colony is bound by Riverside Drive to the north, Milliken/Hamner Avenue to the east, Euclid Avenue to the west and Merrill Avenue/Bellegrave Avenue to the south.

On January 27, 2010, the City adopted The Ontario Plan and certified the accompanying Environmental Impact Report ("EIR"). The Ontario Plan serves as the City's new General Plan for the entire City, including the New Model Colony (now referred to as Ontario Ranch). The Ontario Plan identified many areas that might have a potentially significant impact on the environment. These areas included: 1) Aesthetics; 2) Biological Resources; 3) Geology and Soils; 4) Hazards and Hazardous Materials; 5) Hydrology and Water Quality; 6) Land Use and Planning; 7) Mineral Resources; 8) Population and Housing; 9) Public Services; 10) Recreation; and 11) Utilities and Service Systems. Through the EIR process, these potential impacts were analyzed, revisions were incorporated into the plan and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant.

Even though an EIR was prepared for The Ontario Plan, the analyses focused on the program or "big picture" impacts associated with development. With the submittal of the South Ontario Logistics Center Specific Plan, Staff is charged with evaluating the potential impacts of development at the project level. Staff determined that an EIR should be prepared for the South Ontario Logistics Center Specific Plan. As noted in the Planning Commission staff report, dated January 25, 2022, an EIR was prepared for the South Ontario Logistics Center Specific Plan addressing the following key areas:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population/Housing
- Public Services

- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems

The South Ontario Logistics Center Specific Plan EIR (State Clearinghouse No. 2021010318) evaluates each of these areas and identifies mitigation measures and/or revisions to the plan to lessen the impacts of the project. Of the 15 areas considered by the EIR, all but five of the impact areas were mitigated to a level of less than significant. Even with the mitigation measures, the impacts to agriculture and forestry resources, air quality, cultural resources, greenhouse gases, and transportation and traffic could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. While mitigation of all potential impacts to a level of less than significant is desirable, the fact that five areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for The Ontario Plan. It is Staff's opinion that the Project-required infrastructure improvements, which will provide the opportunity for the development of residential, the Great Park, and commercial on the west side of Ontario Ranch to occur, job creation, and potential point of sale tax revenue, outweigh the potential impacts associated with the Project. Therefore, Staff recommends the City Council certify the EIR, including the adoption of the Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan for the project.

**PLANNING COMMISSION REVIEW:** On January 25, 2022, the Planning Commission conducted a public hearing and voted unanimously (6-0) to recommend the City Council certify the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Plan; approval of the General Plan Amendment (File No. PGPA19-004); and adoption of the South Ontario Logistics Center Specific Plan (File No. PSP19-001).

**PUBLIC COMMENTS**: The Planning Department received written comments prior to and after the Planning Commission hearing on January 25, 2022 (See Exhibit "F"). During the public hearing, twenty members of the public commented on the project. The comments were both in support and opposition to the project. A summary of the comments in opposition are provided below along with a staff response to the concerns raised.

1.Statements were made that it was premature for the Planning Commission to make a recommendation on the Draft EIR to City Council, because the Draft EIR response to comments had not been addressed or made public. *The Planning Commission's role is to review the Draft EIR and make a recommendation to City Council. The City Council is the approving authority on the final certification of the EIR. In addition, per California Environmental Quality Act, a City must respond to comments 10 day prior to the public hearing by the approving authority.*

2.Several labor union organization members spoke in opposition to project, requesting that the Applicant hire local trained and skilled union labor workforce for the construction of the warehouse facilities. *The Applicant stated at the meeting that they do have agreements with local labor trade organizations and that they will continue to make those commitments with the trade organizations.*

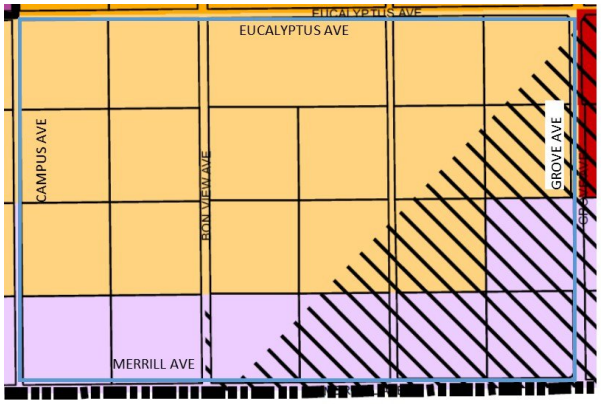
3.Concerns were raised about the impact of logistic and warehouse uses on a local and regional level regarding air quality, traffic, habitat/open space and agriculture resources. *The South Ontario Logistics Center Specific Plan EIR evaluated air quality, transportation/traffic, agriculture resources, and biological resources and identified mitigation measures and/or revisions to the plan to lessen the impacts of the project. Even with the mitigation measures, the impacts to agriculture and forestry resources, air quality, cultural resources, greenhouse gases, and transportation and traffic could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. While mitigation of all potential impacts to a level of less than significant is desirable, the fact that air quality, transportation/traffic, agriculture resources, and biological resources areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for The Ontario Plan.*

# Exhibit A: GENERAL PLAN LAND USE MAP AMENDMENT

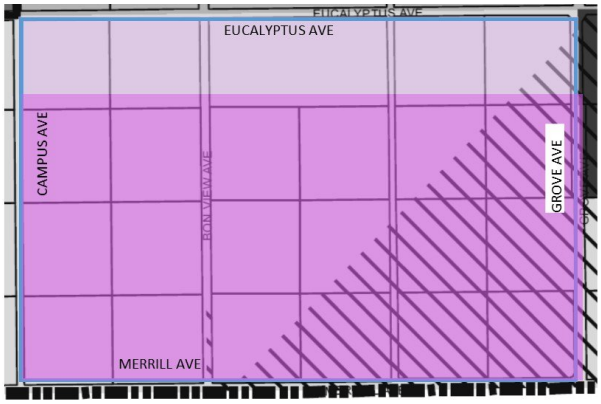
**TOP Legend:**

- Rural Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Commercial
- Hospitality
- Business Park
- Industrial
- Airport
- Land Fill
- Open Space - Parkland
- Open Space - Water
- Open Space – Non- Recreation
- Rail
- Public Facility
- Public School
- COM Overlay
- BP Overlay
- IND Overlay

Existing




Proposed



## Exhibit B: AMENDED POLICY PLN EXHIBIT LU-03, FUTURE BUILDOUT

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Residential** | | | | | | |
| Rural | 529 | 2.0 du/ac | 1,059 | 4,232 | | |
| Low Density[6] | 7,255 | 4.0 du/ac (OMC)<br>4.5 du/ac (NMC) | 30,584 | 122,244 | | |
| Low-Medium Density[6] | ~~1,000~~<br>981 | 8.5 du/ac | ~~8,500~~<br>8,339 | ~~33,976~~<br>33,331 | | |
| Medium Density | 1,897 | 18.0 du/ac (OMC)<br>22.0 du/ac (NMC) | 38,200 | 133,791 | | |
| High Density | 183 | 35.0 du/ac | 6,415 | 21,470 | | |
| *Subtotal* | ~~*10,865*~~<br>*10,845* | | ~~*84,758*~~<br>*84,597* | ~~*315,713*~~<br>*315,068* | | |
| **Mixed Use** | | | | | | |
| • Downtown | 113 | • 60% of the area at 35 du/ac<br>• 40% of the area at 0.80 FAR for office and retail | 2,365 | 4,729 | 1,569,554 | 2,808 |
| • East Holt Boulevard | 57 | • 25% of the area at 30 du/ac<br>• 50% of the area at 1.00 FAR office<br>• 25% of area at 0.80 FAR retail | 428 | 856 | 1,740,483 | 3,913 |
| • Meredith | 93 | • 23% of the area at 37.4 du/ac<br>• 72% at 0.35 FAR for office and retail uses<br>• 5% at 0.75 FAR for Lodging | 800 | 1,600 | 1,172,788 | 1,462 |
| • Transit Center | 76 | • 10% of the area at 60 du/ac<br>• 90% of the area at 1.00 FAR office and retail | 457 | 913 | 2,983,424 | 5,337 |
| • Inland Empire Corridor | 37 | • 50% of the area at 20 du/ac<br>• 30% of area at 0.50 FAR office<br>• 20% of area t 0.35 FAR retail | 368 | 736 | 352,662 | 768 |
| • Guasti | 77 | • 20% of the area at 30 du/ac<br>• 30% of area at 1.00 FAR retail<br>• 50% of area at 0.70 FAR office | 465 | 929 | 2,192,636 | 4,103 |
| • Ontario Center | 345 | • 30% of area at 40 du/ac<br>• 50% of area at 1.00 FAR office<br>• 20% of area at 0.50 FAR retail | 4,139 | 8,278 | 9,014,306 | 22,563 |
| • Ontario Mills | 240 | • 5% of area at 40 du/ac<br>• 20% of area at 0.75 FAR office<br>• 75% of area at 0.50 FAR retail | 479 | 958 | 5,477,126 | 7,285 |
| • NMC West/South | 315 | • 30% of area at 35 du/ac<br>• 70% of area at 0.70 FAR office and retail | 3,311 | 6,621 | 6,729,889 | 17,188 |
| • NMC East | 264 | • 30% of area at 25 du/ac<br>• 30% of area at 0.35 FAR for office<br>• 40% of area at 0.3 FAR for retail uses | 1,978 | 3,956 | 2,584,524 | 4,439 |
| • Euclid/Francis | 10 | • 50% of the area at 30 du/ac<br>• 50% of area at 0.80 FAR retail | 156 | 312 | 181,210 | 419 |
| • SR-60/ Hamner Tuscana Village | 41 | • 18% of the area at 25 du/ac<br>• 57% of the area at 0.25 FAR retail<br>• 25% of the area at 1.50 FAR office | 185 | 369 | 924,234 | 2,098 |
| *Subtotal* | ***1,668*** | | ***15,129*** | ***30,257*** | ***34,922,836*** | ***72,383*** |

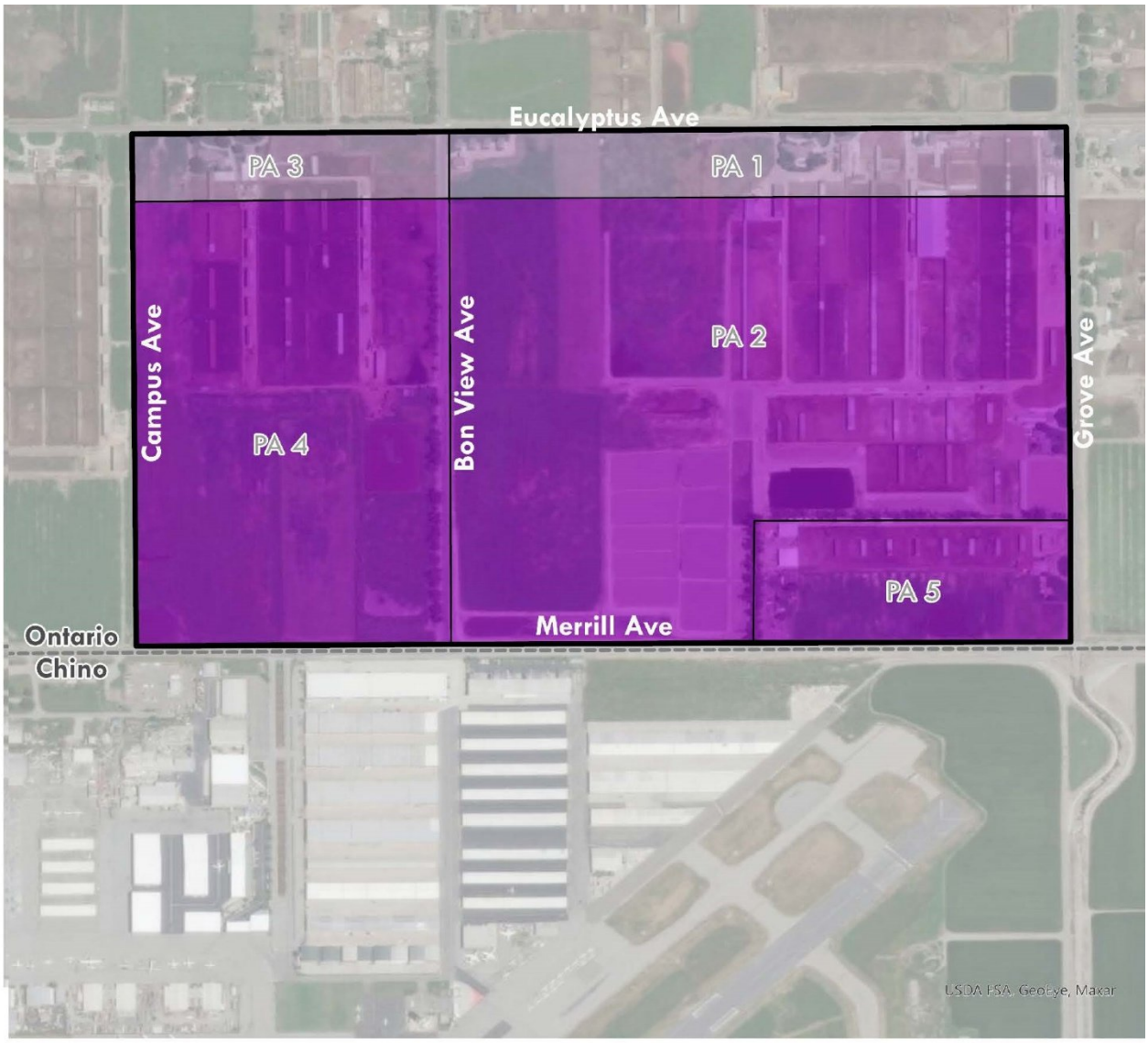
**Exhibit B: AMENDED POLICY PLAN**
**EXHIBIT LU-03, FUTURE BUILDOUT (CONTINUED)**

## LU-03 Future Buildout[1]

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Retail/Service** | | | | | | |
| Neighborhood Commercial[6] | 281 | 0.30 FAR | | | 3,671,585 | 8,884 |
| General Commercial | ~~519~~ 476 | 0.30 FAR | | | ~~6,788,695~~ 6,220,368 | ~~6,307~~ 5,799 |
| Office/ Commercial | ~~514~~ 490 | 0.75 FAR | | | ~~16,805,775~~ 16,008,300 | ~~37,269~~ 35,497 |
| Hospitality | 142 | 1.00 FAR | | | 6,177,679 | 7,082 |
| *Subtotal* | ~~1,457~~ *1,389* | | | | ~~33,443,735~~ *32,077,932* | ~~69,542~~ *57,262* |
| **Employment** | | | | | | |
| Business Park | ~~1,507~~ 1,531 | 0.40 FAR | | | ~~26,261,610~~ 26,676,144 | ~~46,075~~ 46,817 |
| Industrial | ~~6,384~~ 6,446 | 0.55 FAR | | | ~~152,947,800~~ 154,433,268 | ~~134,383~~ 134,511 |
| *Subtotal* | ~~7,891~~ *7,977* | | | | ~~179,209,410~~ *181,109,412* | ~~180,459~~ *181,328* |
| **Other** | | | | | | |
| Open Space–Non-Recreation | 1,232 | Not applicable | | | | |
| Open Space–Parkland[6] | 950 | Not applicable | | | | |
| Open Space-Water | 59 | Not applicable | | | | |
| Public Facility | 97 | Not applicable | | | | |
| Public School | 632 | Not applicable | | | | |
| LA/Ontario International Airport | 1,677 | Not applicable | | | | |
| Landfill | 137 | Not applicable | | | | |
| Railroad | 251 | Not applicable | | | | |
| Roadways | 4,871 | Not applicable | | | | |
| *Subtotal* | *9,906* | | | | | |
| ***Total*** | ***31,786*** | | ~~99,807~~ *99,726* | ~~345,971~~ *345,325* | ~~247,575,980~~ *248,110,180* | ~~312,383~~ *310,973* |

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

## Exhibit C: SOUTH ONTARIO LOGISTICS CENTER
## SPECIFIC PLAN LAND USE MAP



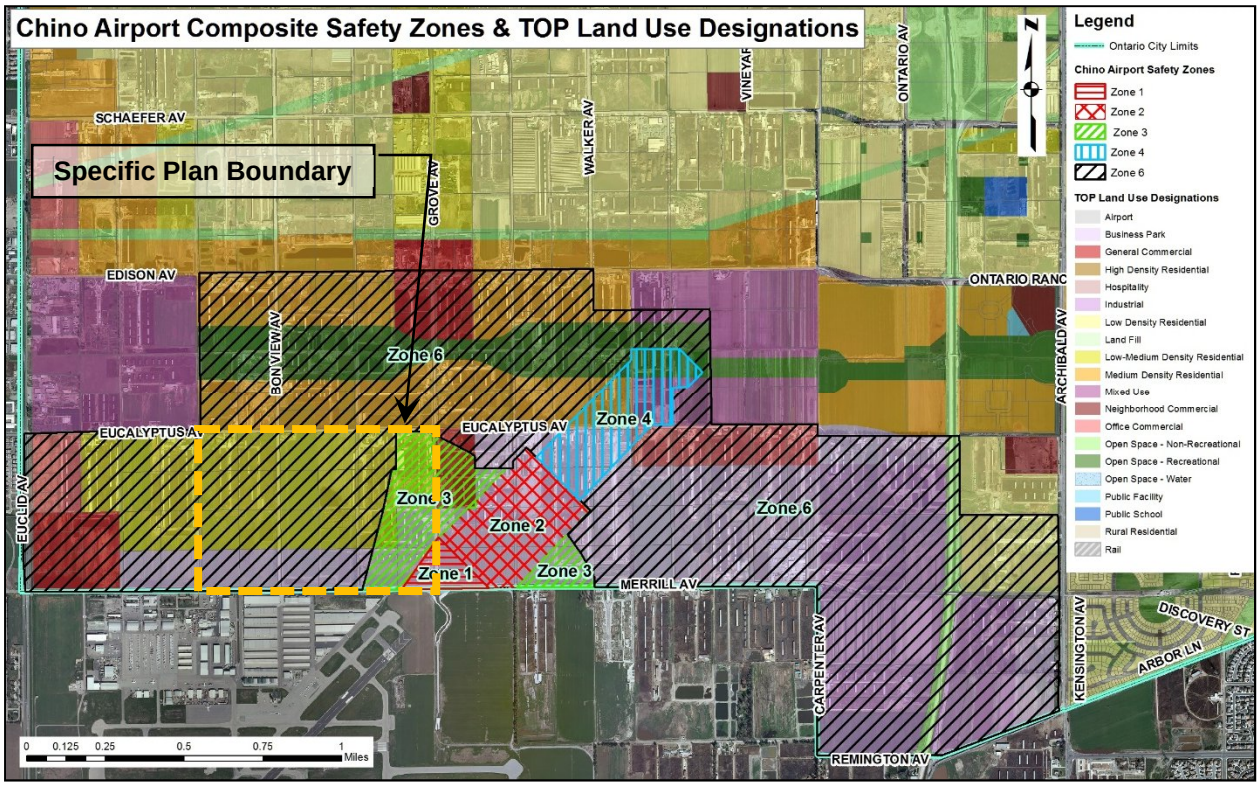
## Exhibit D: LAND USE SUMMARY TABLE

| Planning Area | Maximum Floor Area Ratio[1] | Site Acreage | Maximum Building Square Footage |
|---|---|---|---|
| Planning Area 1: Business Park | 0.60 | 23.65 | 618,076 SF |
| Planning Area 3: Business Park | 0.60 | 11.52 | 300,972 SF |
| Planning Area 2: Industrial - General | 0.55 | 106.71 | 2,556,442 SF |
| Planning Area 4: Industrial -General | 0.55 | 60.06 | 1,438,914 SF |
| Planning Area 5: Industrial – General | 0.55 | 17.45 | 419,114 SF |
| **TOTAL** | | **219.39** | **5,333,518** |

Note:

1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

# Exhibit E: CHINO AIRPORT COMPOSITE SAFETY ZONES AND POLICY PLAN LAND USE DESIGNATIONS



# Exhibit F

# Public Comments Received for

# File Nos.: PGPA19-004 and PSP19-001

## Gwen Berendsen

**From:** Alisha C. Pember <apember@adamsbroadwell.com>
**Sent:** Tuesday, January 25, 2022 11:56 AM
**To:** Planning Director; Alexis Vaughn
**Cc:** Aidan P. Marshall
**Subject:** Public Hearing Item C: Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001
**Attachments:** 5826-006acp - PC Hearing Comments South Ontario.pdf

Good morning,

Please see attached **Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001**.

If you have any questions, please contact Aidan Marshall.

Thank you.

Alisha Pember

Alisha C. Pember
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South San Francisco, CA 94080
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*Of Counsel*
MARC D. JOSEPH
DANIEL L. CARDOZO

*Not admitted in California.

January 25, 2022

**Via Email Only**
Ontario Planning/Historic Preservation Commission
303 East "B" Street
Ontario, CA 91764
**Email**: planningdirector@ontarioca.gov

Alexis Vaughn, Assistant Planner
**Email**: avaughn@ontarioca.gov

**Re: Public Hearing Item C: Comments on South Ontario Logistics Center Specific Plan: Environmental Assessment, General Plan Amendment, And Specific Plan Review For File Nos. PGPA19-004 AND PSP19-001**

Dear Planning Commission Members and Ms. Vaughn:

We are writing on behalf of Californians Allied for a Responsible Economy ("CARECA"), to provide comments on Public Hearing Item C, "Environmental Assessment, General Plan Amendment, and Specific Plan Review for File Nos. PGPA19-004 and PSP19-001" for the South Ontario Logistics Center Specific Plan Project (collectively, "the Project"). The environmental assessment is a Draft Environmental Impact Report ("DEIR") prepared by the City of Ontario ("City") for the South Ontario Logistics Center Specific Plan (SCH No. 2021010318).

CARECA is an unincorporated association of individuals and labor organizations that may be adversely affected by the potential public and worker health and safety hazards, and the environmental impacts of the Project. The coalition includes Ontario residents Ricardo Cuevas, Irvin Cruise, Luis Garcia, Jaime Paredes, John Fierro, the District Council of Ironworkers, and Southern California Pipe Trades DC 16, along with their members, their families, and other individuals who live and work in the City of Ontario.



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The proposed Project consists of a General Plan Amendment, Specific Plan, Development Plan Review, Tentative Parcel Maps, and a Development Agreement to allow for the development of an industrial and business park encompassing 23 parcels totaling 219.39 acres in the City of Ontario, San Bernardino County, California. The proposed Project site is on a total of 219.39-acre site bound by Eucalyptus Avenue to the north, Campus Avenue to the west, Merrill Avenue to the south, and Grove Avenue to the east. The Project is proposed in two phases. Phase 1, comprised of Planning Areas ("PAs") 1 and 2, would allow approximately 3,174,518 sf of industrial and business park uses. Phase 1 consists of the construction of Buildings 1 through 8 and includes the Development Plan for PAs 1 and 2. The DEIR also evaluates, at a programmatic level, potential future development of Phase 2, comprised of three future planning areas (no specific development proposals have been identified for the Phase 2 area). Furthermore, pursuant to the Housing Accountably Act, or Senate Bill 330 (SB330), the Project will create an Overlay District on an "SB330 Replacement Site" to increase the residential zoning capacity by 1,352 units, which will offset the loss of residential zoning capacity within the Project site. In order for this Overlay District to be approved, a Zone Change and General Plan Amendment are required.

On January 3, 2022, we submitted comments on the Project's DEIR. The evidence presented in our initial comments shows that the DEIR does not accurately disclose, analyze, and mitigate potentially significant air quality, agricultural, public health, GHG, energy, transportation, and biological resources impacts. The public comment period on the DEIR closed just two weeks ago. The City has not yet responded to our comments or the DEIR comments of any other members of the public or responsible agencies, and has not revised or recirculated the DEIR in response to our comments. The Staff Report explains that the City has not yet prepared the Final EIR.[1] It is therefore premature for the Planning Commission to recommend certification of the Final EIR or approval of the Project to the City Council.

And as will be discussed below, the Planning Commission lacks substantial evidence to make, or recommend that the City Council make, the requisite findings to approve the Specific Plan and General Plan Amendment. The Planning Commission also cannot make, or recommend that the City Council make the requisite findings to cancel the Williamson Act contracts on the Project site at this time.

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[1] Staff Report, p. 29.



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For these reasons, CARECA urges the Planning Commission not to take any action on the Project at this hearing. Instead, the Commission should continue today's recommendation hearing to a future date after the City has responded to all comments on the DEIR and prepared a legally adequate Final EIR pursuant to CEQA.

## I. It is Premature to Recommend Approval of the Project

It is premature for the Planning Commission to make a recommendation regarding approval of the Project at this time because the City has not reviewed or responded to comments on the Draft EIR. The Planning Commission Staff Report states that "[r]esponses to comments are being prepared by the Project Applicant and consultants and will be provided with the Final EIR to be reviewed and considered by the City Council."[2] Written responses to comments are required by CEQA.[3] In order to address environmental issues raised in public comments, the City may need to make modifications to the Project or consider alternatives and additional mitigation that is not currently proposed in the DEIR or as part of the Project. CARECA urges the Planning Commission to remand the DEIR back to Staff to allow for preparation of a legally adequate Final EIR before making any recommendation to the City Council.

## II. The Planning Commission is Precluded from Making the Requisite Findings to Approve the Specific Plan and General Plan Amendment At this Time.

Section 4.01.035(D) of the City of Ontario Development Code ("ODC") provides that an application to adopt, amend, or supplement a Specific Plan shall be denied if one or more of the below listed findings cannot be clearly established:

1. The proposed Specific Plan, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan

---

[2] Staff Report, p. 29.

[3] CEQA Guidelines Section 15088 (B) (The written response shall describe the disposition of significant environmental issues raised (e.g., revisions to the proposed project to mitigate anticipated impacts or objections). In particular, the major environmental issues raised when the lead agency's position is at variance with recommendations and objections raised in the comments must be addressed in detail giving reasons why specific comments and suggestions were not accepted. There must be good faith, reasoned analysis in response. Conclusory statements unsupported by factual information will not suffice).



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(General Plan), and City Council Priorities components of The Ontario Plan;

2. The proposed Specific Plan, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;
3. In the case of an application affecting specific property(ies), the proposed Specific Plan, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses; and
4. In the case of an application affecting specific property(ies), the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.

Similarly, ODC Section 4.01.025(D)(3)(b) provides that a General Plan Amendment is justified if the proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

Here, the Planning Commission lacks substantial evidence to find that the Project's approvals would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City, due to the Project's unresolved environmental and public health impacts. To begin with, the Project's DEIR identifies significant and unavoidable impacts to agricultural resources, air quality, cultural resources, greenhouse gases, and transportation/traffic. And beyond the impacts identified in the DEIR, our comments on the DEIR identify potentially significant impacts that the City did not adequately disclose, analyze, or mitigate. These include impacts on air quality, public health, greenhouse gas emissions, energy, transportation, and biological resources. Since the City has not yet corrected the DEIR's flaws, there is substantial evidence demonstrating that the Project, as currently proposed, has several unmitigated significant impacts which preclude the findings required by the ODC. Until the errors and omissions in the DEIR are corrected, and additional mitigation is applied to the Project to further reduce significant impacts, the Planning Commission lacks the requisite substantial evidence to find that the Project's approvals would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.

The Planning Commission also lacks substantial evidence to find that the proposed Specific Plan will not adversely affect the harmonious relationship with



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adjacent properties and land uses.[4] The City's Staff Report and the DEIR acknowledge, in Impact 5.2-3, that the Specific Plan would not be harmonious with adjacent properties and land uses:

> Development of the City in accordance with TOP would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture. Impact 5.2-3 would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations would be required.[5]

Since the DEIR identified this impact as significant and unavoidable, the Planning Commission is precluded from finding that the Project approvals will not adversely affect the harmonious relationship with adjacent properties and land uses.

## III. The Planning Commission Cannot Make or Recommend Making the Requisite Findings to Approve the Tentative Parcel Map

The proposed Project includes a Tentative Parcel Map to allow for the development of an industrial and business park on approximately 219 acres. According to the ODC, a tentative parcel map shall be denied if one or more of the below listed findings cannot be clearly established:

1. The proposed map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments;
2. The design or improvement of the proposed subdivision is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General

[4] ODC Section 4.01.035(D)(4).
[5] Planning Commission Staff Report, File Nos. PGPA19-004 and PSP19-001 (January 25, 2022) pg. 23.



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Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments;
3. The site is physically suitable for the type of development proposed;
4. The site is physically suitable for the proposed density of development;
5. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the subdivision or type of improvements are not likely to cause serious public health problems; and
7. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.[6]

Here, due to the Project's significant and unavoidable impacts, and otherwise unresolved significant environmental impacts, the Commission cannot clearly establish all of the above findings at this time.

## IV. The Planning Commission Cannot Make or Recommend Making the Requisite Findings to Cancel the Williamson Act Contracts

The Project would require the cancellation of several Williamson Act contracts. At the time of the publication of the Notice of Preparation, there was an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061- 01, 02. A notice of nonrenewal was recorded for that contract, starting the process to terminate the contract. There are also several active Williamson Act contracts located within the SB330 Replacement Site. The DEIR states that "[o]nce development is proposed for the SB330 Replacement Site, a notice of non-renewal may be recorded, starting the process to terminate these contracts." The DEIR states that "[c]ancellation of any site will comply with provisions and requirements identified at Government Code (GC) §51280 et seq. [the Williamson Act]."[7] But the DEIR lacks substantial evidence to support this claim because the City will not be able to make the requisite findings to cancel the Williamson Act contracts. For the same reason, the Planning Commission is precluded from recommending the approval of this Project until these issues are resolved.

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[6] ODC Section 4.02.095 (D).
[7] DEIR, pg. 4.1-5.



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In order to cancel a Williamson Act contract, cancellation must be (1) consistent with the purposes of the Act, or (2) in the public interest.[8] A cancellation of a contract is consistent with the Act if the decisionmaker makes all of the following findings:

> (1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.
> (2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.
> (3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.
> (4) That cancellation will not result in discontiguous patterns of urban development.
> (5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.[9]

Cancellation of a contract is in the public interest only if the decisionmaker makes the following findings:

> (1) that other public concerns substantially outweigh the objectives of this chapter; and
> (2) that there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.[10]

For determining whether cancellation is consistent with the Act or in the public interest, the Act explains that "the uneconomic character of an existing agricultural use shall not by itself be sufficient reason for cancellation of the contract... The uneconomic character of the existing use may be considered only if there is no other reasonable or comparable agricultural use to which the land may be put."[11]

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[8] Gov. Code Section 51282(a).
[9] Gov. Code Section 51282(b).
[10] Gov. Code Section 51282(c).
[11] Gov. Code Section 51282(d).



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Here, the DEIR puts forth one reason for cancelling the Williamson Act contracts on the Project site: their uneconomic character. The DEIR variously states:

> Ontario's future development emphasizes mixed-use, commercial, industrial, and residential projects rather than supporting the continuation of agricultural uses, which are becoming less economically viable;[12]
>
> Existing agricultural uses within the City are becoming economically unsustainable and represent land uses that are increasingly incongruous with continuing urbanization of the City;[13] and
>
> Economic viability of agricultural uses in the City has declined as a result of losing many of the necessary support services. Increasing urbanization, rising land values, and relatively high operational costs have also put City agricultural and dairy farming uses at a competitive disadvantage in regional markets. Ultimately, the long-term viability of agriculture within the City is limited due to the increasing land values, increased water costs, higher labor costs, higher property taxes, competition from other parts of the state, and the growing urbanization of the area.[14]

Since the DEIR makes it clear that the uneconomic character of the Williamson Act contracts is the sole reason for their cancellation, the Planning Commission is unable to make the requisite findings to cancel the contracts at this time.

Further, the Commission will not be able to find that cancellation is consistent with the purposes of the Act at this time because cancellation is likely to result in the removal of adjacent lands from agricultural use. The DEIR acknowledges that as the agricultural uses diminish, so too are the necessary support uses such as feed stores, agricultural equipment sales and rentals, and manure services. And the Planning Commission Staff Report states that conversion of agricultural uses may cause nearby agricultural uses to be converted to nonagricultural uses because of the nuisances related to agriculture. Thus,

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[12] DEIR, pg. 4.1-3.
[13] DEIR, pg. 4.1-12 – 13.
[14] DEIR, pg. 4.1-13.



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cancellation will likely result in removal of adjacent agricultural lands without adequate mitigation, and is inconsistent with the purposes of the Act.

As a result, the City will not be able to make the requisite findings to cancel the Williamson Act contracts.

## V. CONCLUSION

For these reasons, CARECA urges the Planning Commission to continue its recommendation hearing on the Project until a legally adequate Final EIR has been prepared for the Project which fully analyzes and mitigates the Project's potentially significant environmental and public health impacts. We thank you for the opportunity to provide these comments.

Sincerely,

Aidan P. Marshall

APM:acp

5826-006acp

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## Gwen Berendsen

**From:** Alexis Vaughn
**Sent:** Tuesday, January 25, 2022 12:50 PM
**To:** Mary Ann Ruiz
**Cc:** Planning Director; Gwen Berendsen
**Subject:** RE: Public Comment
**Attachments:** Ontario Planning Letter 12522 .pdf; Growing up with smog leads to health issues.pdf

Good afternoon,

Confirming receipt of your comments below and attachments. I have confirmed both links work and saved all items to the file.

Thank you,

**Alexis Vaughn, Assistant Planner**
City of Ontario, Planning Department
303 East B Street, Ontario, CA 91764
(909) 395-2416 || avaughn@ontarioca.gov

CITY OF ONTARIO PLANNING DEPARTMENT

**COVID-19 PLANNING DEPARTMENT UPDATES**
- The Planning Department counter is open for appointments. Click here to book your appointment.
- Contact us by phone at (909) 395-2036 or by email at PlanningCounterMail@ontarioca.gov for general Planning-related information.
- Face coverings and social distancing are required inside City facilities.
- We appreciate your business and your patience.

**From:** Mary Ann Ruiz [redacted]
**Sent:** Tuesday, January 25, 2022 11:59 AM
**To:** Alexis Vaughn <AVaughn@ontarioca.gov>
**Subject:** Fwd: Public Comment

---------- Forwarded message ---------
From: **Mary Ann Ruiz** [redacted]
Date: Tue, Jan 25, 2022 at 11:53 AM
Subject: Public Comment
To: <avaughn@ontarioca.gov>

Ms. Vaughn:

Please find attached my comments relative to the Planning Commision public hearing tonight regarding the South Ontario Logistics Center Specific Plan EIR (PSP19-001/PGPS19-004 and enter the letter and other attachments and linked documents. Thank you.

_**warehouse-best-practices.pdf [drive.google.com]**Error! Filename not specified.

_**WLC Settlement Agreement (Executed).pdf [drive.google.com]**Error! Filename not specified.

ments into the record for this hearing .

thank you

--

***Mary Ann Ruiz***

***Chair, Sierra Club San Gorgonio Chapter***

--

***Mary Ann Ruiz***

Alexis Vaughn, Assistant Planner
1/25/2022
City of Ontario Planning Department
303 East "B" Street
Ontario, CA 91764

avaughn@ontarioca.gov

Project Title/File No: South Ontario Logistics Center Specific Plan EIR (PSP19-001/PGPS19-004)

Dear Planner Vaughn:

Thank you for the opportunity to provide comment on the subject project through the public hearing January 25 at 6:30 pm, with written comment due by noon that day.

I am writing as a resident of the neighboring city of Chino regarding the impacts of this massive warehouse proposal on current agricultural lands. The unavoidable significant impacts of this project on our region are of great concern. Our communities are already heavily impacted by logistics development and the diesel truck traffic involved.

Of primary concern is the poor air quality in our region, and the resulting public health impacts. Attached with this letter you will find a research report from April of 2021 about the impacts of logistics on warehouses and pollution. Also attached is a recent news article about the effects of growing up with smog. I hope you will take the time to review this information and consider the health of our communities as you review the DEIR for this project.

Here in the Inland Valleys, we are losing our rich agricultural heritage and open working lands. These lands sequester carbon, provide green spaces and storm water retention. The lack of vision by local politicians for preserving these lands for sustainable agriculture mixed with livable communities is disappointing. Local small farms, training in farming, open space improvements such as restoring native habitat, and residential communities mixed in could address so many issues we have in this community. Approving massive warehouses with all the problems they bring does nothing for the community.

Jobs that come with these projects are typically low paying, physically demanding jobs with no upward mobility. Many jobs are rapidly replaced through automation. Our workforce deserves better opportunities.

Vehicle Miles Traveled and greenhouse gas emissions contribute to climate change and our warming planet. Here in the Inland Valley, we are already experiencing hotter summers, cooler

winters, and drought conditions. Approving this project increases local VMT and spews diesel and gas emissions throughout our communities.

Attached you will also find the California Attorney General's Warehouse Best Practices and Mitigation Measures to Comply with CEQA. I hope you will consider these best practices as you review this project. You will also find attached the recent settlement regarding the World Logistics Center project in Moreno Valley. Please note the many mitigations that developers and city officials agreed to for this project and incorporate them into your planning.

As a resident of the adjoining City of Chino, I strongly urge you to pause approvals for warehouse projects in Ontario. Invoke a moratorium on all current and future warehouse projects while the Planning Commission, your City Planners, and your City Council educate themselves on the harmful impacts of these projects.

Thank you for your attention to my concerns and this information.

Sincerely,

Mary Ann Ruiz
Chair, Sierra Club San Gorgonio Chapter

# Growing up with smog leads to health issues

## Researchers say those living in regions with high levels of air pollution suffer from lifelong problems

**By Claudia Boyd-Barrett**
*Correspondent*

Amparo Miramontes and her husband thought they'd found the perfect place to raise a family when they moved with their baby daughter from Burbank to Fontana in 2010. They bought a spacious, fivebedroom home for a fraction of the cost of anything equivalent in the San Fernando Valley. The neighborhood was safe, rural and friendly. They barely noticed the nearby landfill and the small but growing collection of online shopping warehouses.

Then they started getting sick. Miramontes was constantly wiping mucus from her daughter's nose and taking her to the pediatrician's office to be treated for respiratory infections. Allergies, the doctor said.

Within a couple of years, Miramontes herself was struggling to breathe. At 34, she was diagnosed with asthma, even though she had no history of the condition. When she became pregnant with her second child in 2013, the doctors induced the baby four weeks early because Miramontes' oxygen levels were dangerously low. Her newborn son also had breathing difficulties.

"Finally I started asking the question: What could cause this?" Miramontes said. "I talked to the doctor about it and he told me there was something called PM 2.5 (referencing fine particulates in smoggy air), and that it was linked to a lot of symptoms they were seeing all over the world for kids exposed to high pollution levels."

Researchers have known for decades that air pollution is bad for people's health, but only recently have they begun to understand the full extent of the danger. Babies and young children are especially at risk from toxins

**SMOG»PAGE7**

Kevin and Amparo Miramontes, with their children Ari, 12, Lucas Orion, 8, and Echo their dog, stand near an industrial park and landfill across the freeway and less than a mile from their home in Fontana on Dec. 12.
PHOTOS BY MINDY SCHAUER — STAFF PHOTOGRAPHER

Homes and industrial buildings closely coexist in the Southridge Village area of Fontana. Community members began a coalition in an effort to prevent the city from allowing more warehouses to be built.

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# Smog

**FROM PAGE 1**

in the air because their bodies are still developing, and they breathe in proportionally more air than adults. New research suggests that growing into adulthood in smoggy communities can result in permanent, life-altering damage.

An ongoing study of more than 12,000 school children by USC found that those exposed to high levels of air pollution had smaller and more unhealthy lungs by the time they reached adulthood than did those who breathed cleaner air. Now, researchers are looking into the possibility that early exposure to smog might even alter DNA, possibly harming subsequent generations.

Stanford University researchers recently discovered that breathing dirty air alters gene expression in young children in a way that could predispose them to heart disease as adults. A growing number of studies have linked early exposure to air pollution to other, potentially life-long ills including obesity, developmental delays, ADHD, autism, preterm birth and birth defects.

"There's just an enormous body of evidence that suggests these early windows of exposure" affect children's health, said Tracy Bastain, an associate professor in the Department of Population and Public Health Sciences at USC's Keck School of Medicine.

"Air pollution impacts can be (felt) across the lifespan and these early periods, especially prenatal periods when the fetus is developing, and during the early childhood periods ... are particularly sensitive."

Children in the Inland Empire are among those at highest risk.

The region is the smoggiest in the nation, according to the American Lung Association. Specifically, San Bernardino and Riverside counties rank among the top 10 counties in the United States for year-round particle pollution, a precursor to smog that includes PM 2.5, or particulate matter 2.5 — tiny, airborne droplets that penetrate deep into the lungs and are linked to increased rates of respiratory illness, heart disease and premature death.

The problem has worsened in San Bernardino County since about 2015 when air pollution levels started ticking up after years of decline. Riverside County has fared better, but the number of high ozone days also has been trending upward. Both counties received a "Fail" grade for air quality in the American Lung Association's most recent State of the Air report.

Now, some parents in the Inland Empire are sounding the alarm. They say their kids are battling asthma, persistent nosebleeds and other ailments that studies show can be linked to air pollution.

Many believe the recent drop in air quality is the result of an explosion in online shopping warehouses and logistics led by retail giant Amazon, a trend that is driven by soaring consumer demand for home-delivered goods. The new industry has brought heavy truck and freight traffic off the freeways and into communities such as Fontana and San Bernardino. That's on top of the region's existing geographic and topographic challenges, particularly its location beside several mountain ranges, which results in the accumulation of pollution that originates in coastal areas such as LosAngeles and Orange counties.

Many researchers say climate change is almost certainly playing a role in the new wave of pollution. Hotter temperatures combined with traffic exhaust creates ideal conditions for the formation of smog. Climate change also is making wildfires more

common and bigger, creating longer periods of elevated smoke in the region's air — another reason behind the downturn in local air quality.

Dr. Afif El-Hasan, a San Juan Capistrano pediatrician and a spokesperson for the American Lung Association, said people should be "extremely concerned" about pollution levels in the Inland Empire and the risks to children living there. In the short-term, air pollution inflames children's airways and affects their ability to fight off infection, leading to more frequent asthma attacks and respiratory illnesses. In the long-term, he said, those children are more likely to develop heart disease, cancer, emphysema and other health problems as adults.

"If you're basically condemning these children to reduced lung capacity for their lives and not giving them healthy air to breath, they're going to have problems later on, whether it's going to be directly in the lungs or in another part of their bodies," El-Hasan said.

Unless action is taken to clean the region's air, he said, "it is going to affect the allocation of resources later on, when all of these kids whowere exposed to all this air pollution become very sick and require expensive treatment."

Dr. Brett Cherry, an allergist and immunologist at Riverside Medical Clinic, often sees patients, including children, with allergy symptoms such as itchy eyes or a constantly runny nose who test negative for typical allergens such as pollen and pet dander. What they're actually reacting to, Cherry said, is polluted air.

"Sometimes they joke that my prescription should be, 'move to the beach.'" Instead, Cherry advises them to stay indoors when the air is particularly bad, run air conditioning to filter the air whenever possible, and be aware of anything that triggers their symptoms. In some cases where this doesn't help, he prescribes medications.

Among Cherry's older patients are people who grew up in the region during the 1960s and '70s, when air pollution in the Inland Empire was far worse and smoking was more prevalent. Many of those patients have dealt with allergies and asthma since they were children; some now battle chronic lung disease. To them, the air quality these days — even with the recent retrenchment — isn't bad by comparison, Cherry said. But to him, he said, the region's air is concerning, particularly with the recent increase in wildfires and smoke.

**Indoor summer**

Leonardo Barrera can't write his name or tie his shoes but, at age 3, he's a pro at using his inhaler.

His mother, Roxana Barrera, said he's suffered breathing difficulties most of his short life and that she and her husband keep him inside when outdoor air poses a risk. But last summer, she said, there were so many smoggy days in their San Bernardino community that Leonardo was kept indoors pretty much all the time.

"It's hard to tell a kid not to run. He just wants to run everywhere. He wants to be wild and free," she said. "I worry that when he's older he's still going to have these issues. He's still going to have to use an inhaler."

The Barrera family lives close to dozens of logistics center warehouses and the San Bernardino BNSF Railyard, one of the biggest and busiest logistics hubs in California. Trucks constantly rumble up and down the nearby roads; Barrera recently counted 30 semi-trailers at the intersection nearest her home in the time it took the light to turn green.

Young Leonardo isn't alone in his battle to breathe. Many other kids in the neighborhood, Barrera noted, seem to have asthma and respiratory problems.
A 2015 study of elementary school children in Barrera's community confirms what she's noticed anecdotally.
Lead researcher Rhonda K. Spencer-Hwang at the Loma Linda University School of Public Health said she was surprised and angered to discover that children living in Barrera's neighborhood were much sicker than kids who went to school just 7 miles away. The problem has likely worsened since the study was conducted, given the increase in air pollution, she said. And while children across the Inland Empire are exposed to bad air quality, Spencer-Hwang said those living closest to key sources of pollution, such as the railyard, are hurt the most.
Referencing children in the study, she said breathing the polluted air "impacted their ability to blow out."
In surveys, the parents reported significantly more asthma among their kids and that they thought "a chronic cough was normal, like a smoker's cough, because they all had it."
Dr. Barbara Ariue, a pediatric allergist with Loma Linda University Children's Hospital, said this trend plays out among the young patients she sees.
Babies and children from low-income neighborhoods like Barrera's are more likely to live near transportation hubs and busy roads and endure respiratory problems as a result. Those families often don't have air conditioning or can't afford to run it, so they open windows when it gets hot, inviting dirty air into their homes and inadvertently, their children's lungs.

**Parents take action**

Liz Sena, a nurse's assistant and mother of two young children, had long been bothered by two related issues: South Fontana's bad air quality and the number of warehouses popping up in the community.
Isolated at home during the pandemic, Sena began chatting with other residents on Facebook and realized she wasn't alone with her concerns. Many residents complained about the local haze, a condition in which the air is so thick they couldn't see the nearby San Bernardino Mountains. They shared posts about frequent headaches and shortness of breath and about how their kids repeatedly suffered nosebleeds or seemed to need more and more asthma medication.
"I realized that this is real. If so many of us are sharing the same stories … this isn't just happening to one or two people," Sena said. "We started to say, 'How do we do something about this?'" So Sena and like-minded residents formed the South Fontana Concerned Citizens Coalition. The group attends City Council and Planning Commission meetings, seeking stricter regulation of warehouse development and air quality and calling for a reduction in truck traffic and more investment in parks and green spaces. They've protested against warehouse projects near homes and schools.
Their actions and those of other environmental and community activists in the region have garnered some results.
In July, state Attorney General Rob Bonta filed a lawsuit against Fontana following the city's approval of a nearly 206,000-square-foot warehouse project by Duke Realty Corp., arguing that the city failed to properly review and mitigate environmental

concerns. Last year, the South Coast Air Quality Management District board, which regulates air quality in the region, approved a landmark rule that will require large warehouse operations — those 100,000 square feet or more — to reduce their impact on air quality by transitioning to electric trucks or installing solar panels, among other measures.

Dr. Sarah Rees, deputy executive officer for planning and rule development at the South Coast Air Quality Management District, said the rule is expected to reduce air pollution in communities near warehouses and transportation corridors. The California Air Resources Board also recently took unprecedented action to reduce emissions from trucks.

But Rees said more change will be required from the federal government to bring down emissions enough to improve air quality and community health. More than 80% of the emissions that form smog come from mobile sources and most of those are from heavy-duty trucks, as well as ships and locomotives, Rees said.

"We're working hard to partner with (the Environmental Protection Agency) and other entities in the federal government to make them understand the urgency ... so that they can help us work together to clean up the air," she said.

Still, some parents worry change won't be big enough, or happen fast enough, to protect their kids and undo damage that's already happened.

Ana Gonzalez, a Rialto resident and executive director of the Inland Empire- based Center for Community Action and Environmental Justice, said parents fear their kids won't live as long because of the poor air quality. She said her own son was recently diagnosed with asthma at age 15, three years after developing severe bronchitis and pneumonia.

"You almost feel guilty for living in an area where you're putting your own kids, you're exposing them to this danger," she said. "But when you're a single parent that's all you can afford."

Meanwhile, Amparo Miramontes said she and her husband have done what they can to counter the air pollution around them. They've installed air filters throughout their home, bought new windows to keep the dust out and added purifying plants. They send their kids to school in Upland, where the air is cleaner, and take them to swimming lessons at an indoor pool. It's helped, she said. But her son, who is now 8, still gets nosebleeds two to three times a week and has asthma. He also recently was diagnosed with autism.

Many others, particularly in low-income neighborhoods like Barrera's, can't afford to take the same measures as Miramontes and her family. About 15% of Inland Empire residents lived in poverty as of 2019, according to the Public Policy Institute of California and more than 40% struggle to make ends meet.

Miramontes said she wants health officials to test children in the area for air pollution exposure. She wants warehouse operators to fund indoor recreation centers for kids so they can play in clean air. And she'd like to see commercials on TV explaining what PM 2.5 is and why it's dangerous.

"I can't stay silent. I feel like we all have a responsibility to take care of each other," she said. The warehouses and pollution are "costing us our health. And the very people that are going to have to pay are the kids."*Claudia Boyd-Barrett reports for*

*The Center for Health Reporting at USC's Schaeffer Center for Health Policy and Economics. This report was supported by a grant from First 5 L.A.*

Homes and industrial buildings closely coexist in the Southridge Village area of Fontana on Dec. 12. Experts say air pollution in the Inland Empire has dramatically increased since 2015.
MINDY SCHAUER STAFF PHOTOGRAPHER

**Gwen Berendsen**

**From:** PATRICK HANINGER [redacted]
**Sent:** Tuesday, January 25, 2022 11:57 AM
**To:** Planning Director
**Subject:** Fwd: Speech to read tonight South Ontario Logistics Center

---------- Forwarded message ---------
From: **Josh Bourgeois** [redacted]
Date: Tue, Jan 25, 2022 at 11:49 AM
Subject: Speech to read tonight South Ontario Logistics Center
To: [redacted]

Good Evening my name is Patrick Haninger and I'm with the Golden State Environmental Justice Alliance. Our organization submitted a comment letter regarding the DEIR. Our comment letter Identified several deficiencies with the DEIR. Additionally we submitted a letter to the Planning Commission with analysis of the project area using models from CalEnviroScreen as well as additional commentary regarding Proposition 70 land analyzed in the DEIR.

The Comment Period for the Draft EIR ended less than 30 days ago, this project is already before you tonight and is tentatively scheduled to be heard before the City Council in just a few short weeks.

The City of Ontario Planning Commission in good conscience should delay a vote to recommend approval or denial of this project to the City Council until such time as the Final EIR has been made public which includes all responses to comment letters submitted to the Draft EIR.

Further, the citizens of Ontario as well as the state of California deserve full transparency regarding this project and the Prop 70 land that is involved.

During these turbulent times, we as citizens expect and deserve our local government's elected and appointed officials to protect us from environmental and social injustice, to aid in the preservation and rehabilitation of the environment in which we all share, and to ensure accountability and responsibility in regard to the environmental decisions they may make. If you choose to take a vote tonight and move this project forward We stand by our comment letter and believe the DEIR is flawed and must be redrafted and recirculated for public review. In closing we call on this commission to be a leader on the aforementioned issues and be the first line of defense for our citizenry and environment. Only by working together can we continue to be excellent stewards of our environment, outstanding stewards to our citizens and each other. Thank you.

**Gwen Berendsen**

**From:** Staff GOLDEN State EJA [redacted]
**Sent:** Tuesday, January 25, 2022 11:20 AM
**To:** Planning Director
**Cc:** [redacted]
**Subject:** Planning Commission Meeting 1/25/2022 Public Hearing Item C
**Attachments:** 2022 South Ontario Logistics Project PC Meeting 01-25-22.pdf

To whom it may concern,

Attached you will find full comment to be distributed to the Planning Commission from the Golden State Environmental Justice Alliance regarding Planning Commission Meeting 1/25/2022 Public Hearing Item C, due to the time limit of 3-5 minutes per speaker.

Respectfully Submitted,

Patrick Haninger
Golden State Environmental Justice Alliance

Golden State Environmental Justice Alliance
Green Jobs & Clean Communities
P.O. Box 79222
Corona, CA 92877

To: City of Ontario Planning Commission

From: Golden State Environmental Justice Alliance

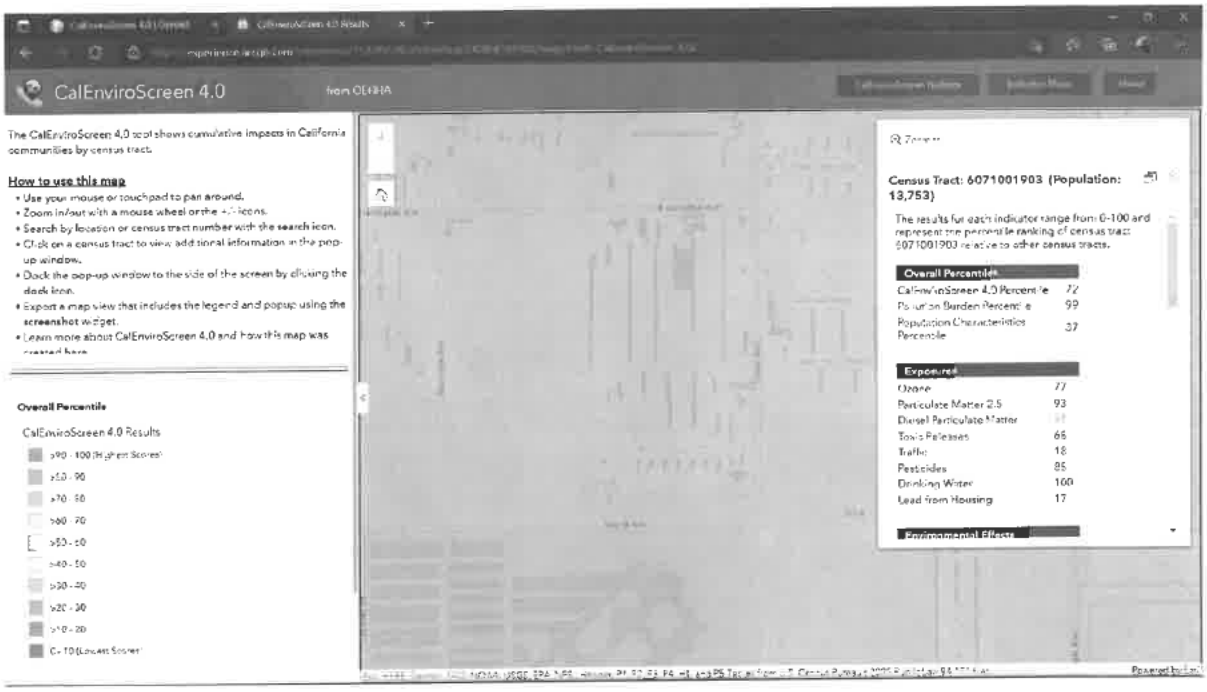
Subject: South Ontario Logistics Center

## CalEnviroScreen 4.0 Information

CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution, and where people are often especially vulnerable to pollution's effects. CalEnviroScreen uses environmental, health,and socioeconomic information to produce scores for every census tract in the state. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores. CalEnviroScreen ranks communities based on data that are available from state and federal government sources. CalEnviroScreen is updated and maintained by The Office of Environmental Health Hazard Assessment, on behalf ofthe California Environmental Protection Agency.

## CalEnviroScreen Data on South Ontario Locistics Project EIR Location/Area

The above listed project sits in census tract 6071001903. Overall, when compared to other census tracts, the project site census tract is in the 72nd percentile regarding pollution. As far as pollution burden is concerned, this census tract is in the 99th percentile. This data means only 1 percent of census tracts in the entire state of California have a worse pollution burden on its residents. In terms of Ozone, this census tract is in the 77th percentile, Particulate Matter 2.5 93rd percentile, Diesel Particulate Matter 57th percentile, Toxic Releases 68th percentile and Traffic 18th percentile.




## CA Proposition 70

California Proposition 70 (Wildlife, Coastal, and Park Land Conservation Act of 1988) was passed by California voters on the June 7, 1988 statewide primary ballot as an initiated state statute.

Proposition 70 authorized a $776 million general obligation bond to provide funds for the "acquisition, development, rehabilitation, protection, or restoration of park, wildlife, coastal, and natural lands in California including lands supporting unique or endangered plants or animals."

The intent of CA Prop 70 was to provide taxpayer funds to local agencies and non profit organizations for the preservation of park, wildlife, coastal, and natural lands within the state of CA in perpetuity.

## CA Proposition 70 as related to South Ontario Logistics Center Project

Section 5907 (b) (3) (F) states the following:

(b)"Three hundred thirty-eight million seven hundred thousand dollars ($338,700,000) to the Department of Parks and Recreation for acquisition of parklands, wildlife habitat, coastal, and natural lands in California, and for grants to local agencies and nonprofit organizations, including an amount not to exceed five million eighty thousand five hundred dollars ($5,080,500) for state administrative costs, in accordance with the following schedule:

(3) One hundred eighty-five million four hundred thousand dollars ($185,400,000) to the Department of Parks and Recreation for grants to local agencies in accordance with the following schedule:
(F) Twenty million dollars ($20,000,000) for a grant to the County of San Bernardino for acquisition of land primarily through the use of conservation easements within the Chino Agricultural Preserve."

As related to the South Ontario Logistics Center Project, there are 8 APN's (Assessor's Parcel Number) listed below that are part of this project. The first set of numbers is how the APN's appear in the DEIR and in parenthesis is how they appear when searched on the County of San Bernardino's Parcel Search Tool.

1054-051-01 (1054051010000)
1054-051-02 (1054051020000)
1054-061-01 (1054061010000)
1054-061-02 (1054061020000)
1054-251-01 (1054251010000)
1054-251-02 (1054251020000)
1054-301-01 (1054301010000)
1054-301-02 (1054301020000)

A records search reveals these 8 APN's are owned by the County of San Bernardino, C/O Southern California Agricultural Land Foundation (SCALF). This land was likely acquired with money allocated to the County of San Bernardino by Proposition 70 for the purpose of preserving its use as Agricultural Land in perpetuity. SB 1124 authorized the sell or exchange of the originally acquired properties purchased with Proposition 70 funds, with the condition that the County of San Bernardino preserve all lands and conservation easements acquired as the replacement properties in perpetuity for agricultural preservation, including agricultural and wildlife education or wildlife habitat, or for open space and conservation.

Due to the ownership of these 8 parcels by the County of San Bernardino as well as the convoluted nature of the source of funding and legislation used by the County to acquire these lands GSEJA questions why they are included in this entitlement process at all.

GSEJA is concerned that changing the land use zoning on agricultural land which was to be preserved by the county of San Bernardino in perpetuity, will be of great detriment to the citizens of the City of Ontario as well as the State of California.

**Conclusion**

Consider the above referenced information when making this important decision. Realize that you and the citizens of this area face some of the WORST POLLUTION BURDEN in the entire state of California.

Additionally, as an informational document to the public and decision makers, (City of Ontario Planning Commission and City Council) the Draft EIR is flawed. The City of Ontario Planning Commission in good conscience should delay a vote to recommend approval or denial of this

project to the City Council until such time as the Final EIR has been made public which includes all responses to comment letters submitted to the Draft EIR.

Further, the citizens of Ontario as well as the state of California deserve full transparency regarding the lands purchased with taxpayer funds and how said lands and funds are being utilized for their intended intentions.

It is the responsibility of the City's elected and appointed officials to make environmentally responsible development decisions. Based on the CalEnviroScreen data, this is more than sufficient evidence of the further air quality impacts that the citizenry of Ontario and its surrounding area will continue to encounter with further development of another warehouse/distribution center. We are not against development, as we believe it is necessary for further economic growth in our current society. Development needs to be conducted with the highest of expectations to ensure the local population does not suffer further air quality burdens.

We stand by our comments and believe the EIR is flawed and needs to be redrafted and recirculated for public review.

Respectfully Submitted,

Patrick Haninger

Patrick Haninger
GSEJA

## Glossary of Terms

Ozone - Amount of daily maximum 8-hour Ozone concentration

Particulate Matter 2.5 - Annual mean PM 2.5 concentrations

Diesel Particulate Matter - Diesel PM emissions from on-road and non-road sources

Toxic Releases - Toxicity-weighted concentrations of modeled chemical releases to air from
facility emissions and off-site incineration.

Traffic -Traffic density, in vehicle-kilometers per hour per road length, within 150 meters of the census tract boundary.

## Gwen Berendsen

**From:** Angela Miramontes [redacted]
**Sent:** Tuesday, January 25, 2022 11:24 AM
**To:** Planning Director
**Subject:** South Ontario Logistics Center - Public Comment (meeting 1/25 @ 6PM)

My name is Angela Miramontes, Chair of Civic Engagement, League of United Latin American Citizens (LULAC) LULAC de Ontario and lifelong resident of the City of Ontario. This is notification that I, along with a number of individuals, community leaders, community organizations, and environmental groups are adamantly opposed to the Planning Commission's approval of the South Ontario Logistics Center (Agenda
Item C-3).

On behalf of the residents and citizens of the Ontario community, I request that you take action to deny the approval of the South Logistics Center - "totaling 219.39 acres in the City of Ontario. The development proposes 8 warehouse buildings, totaling a maximum
development of 5,333,518 square feet of warehouse and office use." As planning
commissioners, you need to recognize that the Ontario community is opposed to this Logistics Center and other warehouse projects based on the findings of the Draft Environmental Impact Report (DIR). These findings from the Draft EIR (PSP19-001) examines the potential environmental impacts as a result of this project which includes the following: Air quality, biological
resources, agricultural resources, cultural resources, Greenhouse gas emissions, noise, health impacts,, transportation, Tribal Cultural Resources and utilities. This project will have significant and unavoidable impacts pertaining to violations of
laws on the Federal, State and local levels which includes:
4.1.7. - The Project would convert Prime Farmland to urban development, and it would conflict with existing Williamson Act contract lands. This unavoidable significant impact is consistent with findings of the City's TOP EIR, which implemented the interim Agricultural Overlay District in anticipation of future development for the site. Even with implementation of regulatory requirements, standard conditions of approval, and consideration of mitigation, the Project would result in significant and unavoidable
impacts.
4.3.1 - A total of 47 sensitive species of plants and 59 sensitive species of animals have the potential to occur on or within the vicinity of the Project area. These include those species listed or candidates for listing by the United States Fish and Wildlife Service
(USFWS), CDFW and California Native Plant Society (CNPS). A total of 17 plant species have the potential to exist on site. These species are listed as state or federally Threatened or Endangered. These species include: Tricolored blackbird, Grasshopper sparrow, Great blue heron, California glossy snake, Burrowing owl, Swainson's hawk,
and Western pond turtle. While the Western Burrowing Owl (BUOW) is not protected by state or federal endangered species acts, the possession or destruction of individual
BUOW, their nests and/or eggs is prohibited under California CDFW Code §3503, 3503.5 and 3513, as well as the federal Migratory Bird Treaty Act of 1918 (MBTA) (16 U.S.C. 703-711). Under CEQA, goals would consist of measures that would avoid, minimize and mitigate impacts to a less than significant level. For individual projects, mitigation must be roughly proportional to the level of impacts, including cumulative
impacts, in accordance with the provisions of State CEQA Guidelines §15126.4(a)(4)(B),§15064, §15065, and §16355. If it were later determined that active nests would be lost as a result of site preparation, it would be in conflict with these regulations, and could also be considered a significant impact under CEQA without mitigation. In order to
avoid violation of the MBTA and CDFW Code requirements, CDFW guidelines 1995 and 2012 suggest that project-related disturbances at active nesting territories be reduced or
eliminated during the BUOW nesting/breeding cycle (typically February 1 to August 31).

4.4.7 - The Project site consists of the Borba main house, the manager's house, the Boersma house, the Borba main dairy barn/milking parlor, the Borba auxiliary dairy barn/milking parlor, the Boersma dairy barn/milking parlor, four single-family residences, an older barn, and structures associated with a dairy farm operation.
Consistent with the direction provided by the City, the assessment of the Project site's historical resources found significance forthe Borba main house and the Boersma House and the associate dairy as they are recognized likely eligible for listing on the local
inventory. This unavoidable significant impact is consistent with findings of the City's TOP EIR, which implemented the interim Agricultural Overlay District in anticipation of future development for the site. Even with implementation of regulatory requirements, standard conditions of approval, and consideration of mitigation, the Project would result in significant and unavoidable impacts
4.6.6 - Implementation of the proposed Project would result in net annual emissions that exceed the GHG emissions significance threshold of 3,000 MTCO2e/yr under the
City's CAP. Therefore, Project-related GHG emissions and their contribution to global climate change would be cumulatively considerable, and GHG emissions impacts would
be significant. 4.6.6 Significant Unavoidable Impacts Even with implementation of regulatory requirements, standard conditions of approval, and reasonable and feasible
mitigation, the Project would result in significant and unavoidable impacts with respect to consistency with GHG plans and GHG emissions, on an individual and cumulative basis.
4.13.7 - Cumulative traffic impacts at Project Buildout are estimated to exceed the City's adopted VMT threshold. Regardless of potential reductions in VMT through feasible TDM measures, as future Project design features and building tenants are not yet
known, reductions in VMT related to TDM measures cannot be accurately estimated or guaranteed. Even with implementation of regulatory requirements, standard conditions
of approval, and consideration of mitigation, the Project would result in significant and unavoidable impacts. In order to be able to make sensible decisions which include participation of Ontario community organizations, residents,and citizens, we call on you to support a moratorium on the proliferation of warehouses in Ontario. This is the most critical issue
that the voters will address in the Ontario City Council Elections in November 2022.

Your decision to deny the South Logistics Center project will be the first step towards protecting Ontario Air quality, biological resources, agricultural resources, cultural resources, Greenhouse gas emissions, noise, transportation, Tribal Cultural Resources
and utilities, as well as, the health and quality of life of Ontario residents.

Thank you,

Angela Miramontes

**Gwen Berendsen**

**From:** Anthony Noriega [redacted]
**Sent:** Tuesday, January 25, 2022 7:11 AM
**To:** Planning Director
**Cc:** Mary Ann Ruiz; Lois P Sicking
**Subject:** Re: Public comments submitted by Anthony Noriega

Correction to include agenda Item number RE: South Ontario Logistics Center (Agenda Item C.3)

On Jan 25, 2022, at 7:04 AM, Anthony Noriega [redacted] wrote:

Public comments submitted to the Ontario Planning Commission by Anthony Noriega, at 6:57 am on 25 Jan 2022. RE: South Ontario Logistics Center (Agenda Item C.3)

My name is Anthony Noriega, Director District 5, League of United Latin American Citizens (LULAC) LULAC de Inland Empire. This is notification that I, along with many of your constituents, community leaders, community organizations, and environmental groups are adamantly opposed to this project and to the continued proliferation of warehouses in Ontario.

On behalf of the residents and citizens of the Ontario community, I ask that you reject the South Ontario Logistics Center project. As Planning Commissioners, you need to recognize that the Ontario community is opposed to this project and others

As Planning Commissioners, each of you plays a critical role relative to land use, urban design, and the quality and sustainability of the built environment. Your team focuses on development that enhances economic value, quality of life, and complete community. However, as is evident in this project and other warehouse projects, you support the business developers and expansion of warehouses without regard for the negative impact on the health and safety of the entire community, including our existing neighborhoods. You ignore quality of life and potential for rewarding and sustainable jobs.

Your past decisions have failed to protect our health, safety, and quality of life in existing neighborhoods, to the detriment of residents here and in the larger community. The increased impacts on air quality, noise, truck traffic and

public health that will be caused by this warehouse project and others is magnified if you move forward with this project.

Ontario residents, as well as the surrounding communities, already suffer from these impacts. The promise of good jobs is an empty promise, as most of the jobs provide by these large logistics projects are filled through temp agencies with low pay; and even if hired by the logistics company, worker health and safety are not priorities. Many, if not most, of these jobs will disappear as warehouses are further automated.

In order to be able to make sensible decisions which include participation of Ontario community organizations, residents, and citizens, we call on you to support a moratorium on any additional warehouse logistics projects in Ontario, including those that are currently going through CEQA approvals. . This is a critical issue that the voters will address in the Ontario City Council Elections in November 2022. Your decision to deny the the South Logistics Center project will be the first step towards protecting the Ontario Air Quality and the Ontario community.

**Gwen Berendsen**

**From:** Lois P Sicking [redacted]
**Sent:** Tuesday, January 25, 2022 5:33 PM
**To:** Planning Director
**Subject:** Comments for Public Hearing Item "C" South Ontario Logistics Center

Good Evening, Planning Commission Chair Gage and Commissioners Anderson, Dean, DeDiemar, Lampkin, Ricci, and Willoughby:

My name is Lois Sicking Dieter. I am a 30 plus year resident of the Inland Valley, an air pollution engineer, and member of the LULAC de Ontario Coalition for Clean Air (LOCCA).

I am speaking in opposition to the South Ontario Logistics Center approvals and ask you to vote "No" on the actions listed under Public Hearing Item C. The Proposed Project for the South Ontario Logistics Center is before you to allow 9 Warehouse/Logistics Center buildings of a total 5.3 million sq ft on 219 acres of currently agricultural land to be rezoned to industrial and business park use.

Ontario residents and I ask you to "No" vote on the certification of the Final Environmental Impact Report (EIR), deny the adoption of a Mitigation Monitoring and Reporting Program, reject the Statement of Overriding Considerations, with an associated denial of the General Plan Amendment (File No. PGPA19-004) to modify the Policy Plan (General Plan) Land Use Plan (Exhibit LU-01), and deny changing the land use designation on 219 acres of agricultural land to industrial /business park land, vote "No" to Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan).

This request to vote "No" is based on several aspects to include unavoidable significant environmental impacts identified in the EIR as Agricultural Resources, Air Quality, Historic Resources, Greenhouse Gas Emissions, and Vehicles Miles Traveled. The Mitigation Monitoring and Reporting Program proposed to mitigate these environmental impacts is inadequate and falls short of true mitigation. Staff provides a Statement of Overriding Considerations as a remedy for those aspects that have "unavoidable" significant environmental impacts.

We also have concerns regarding the evaluations for Agricultural Resources, Land Use and Planning, Air Quality, Noise, Biological Resources, Population/Housing (where 157 acres were zoned for low to medium residential unit of the 219 acres now proposed for industrial warehousing and logistics center), and Hydrology/Water Quality. Several appear to warrant designation as having a "significant environmental impact." In the big picture, I ask you, are these EIR elements and staff recommendations defensible if challenged?
In the near future, despite the vote outcome this evening, the South Ontario Logistics Center proposal will go to the City Council for review and a vote. In the meantime, we will continue our review and will provide detailed and substantive comments.

In summary, based on the above stated issues, concerned Ontario residents and I ask you to vote "No" on all proposals, to deny certification of the EIR, deny the adoption of a Mitigation Monitoring and Reporting Program, reject the Statement of Overriding Considerations, with an associated denial of the General Plan Amendment PGPA19-004 and deny changing the land use designation from agricultural land to industrial /business park land, and vote "No" on the Specific Plan PSP19-001 for the South Ontario Logistics Center Specific Plan.

Thank you for your time and consideration.
Lois Sicking Dieter, LOCCA Member, Upland, CA, [redacted] Jan 25, 2022

## Gwen Berendsen

**From:** Randy Wetmur [redacted]
**Sent:** Tuesday, January 25, 2022 6:24 PM
**To:** Planning Director
**Subject:** Agenda #C planning hearing 1/25/2022

My name is Randy Wetmur a proud member of Ironworkers local 416. Myself and the local skilled and Trained Union members that live in the community do not support this project. It doesn't benefit the community, just the developers pocket. We need a project that will be considerate to the community and the skilled and trained workforce that lives in it, not the untrained workers that will be coming from outside of the city, county, or state. Please VOTE NO!!!
Thank You

Randy Wetmur
Ironworkers Local 416
Business agent LA/Orange County
[redacted]




P.O. Box 79222
Corona, CA 92877

January 27, 2022

Honorable Mayor of the City of Ontario
City Council Members of the City of Ontario Members of the City of Ontario Planning Commission City Hall
303 East "B" Street
Ontario, California 91764

Re: Ontario Ranch Business Park Specific Plan (SCH Number: 2019050018)

Dear Honorable Mayor and Members of the City Council and Planning Commission:

On behalf of Golden State Environmental Justice Alliance, a California not for profit corporation ("GSEJA"), which submitted a comment letter dated December 16, 2021, in regard to the South Ontario Logistic Center Specific Plan, SCH Number: 2021010318 ("Project"), we hereby formally withdraw GSEJA's December 16, 2021 comment letter and its objections to the above-referenced Project. GSEJA no longer opposes the Project and instead now supports the Project.

Sincerely,

DocuSigned by:
Joe Bourgeois
303E977F1FD2440...

Joseph Bourgeois
President
Golden State Environmental Justice Alliance

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CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

**January 25, 2022**

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**FILE NOS:** PGPA19-004 and PSP19-001

**SUBJECT:** A public hearing to consider certification of the South Ontario Logistics Center Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA19-004) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) of The Ontario Plan to change the land use designations on 219.39 acres of land, from 157.06 acres of Low-Medium Density Residential (5.1-11 dwelling units per acre) and 62.36 acres of Business Park (0.6 FAR) to 184.22 acres of Industrial (0.55 FAR) and 35.17 acres of Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 2) a Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of Industrial and Business Park land uses. The Project site is generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east. Submitted by Grove Land Venture, LLC. City Council action is required.

**PROPERTY OWNERS:** Pocamo, LLC; George Borba Family Trust; George Borba, Jr., County of San Bernardino, Rudy Haringa Trust, Gerben Hettinga

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**RECOMMENDED ACTION:** That the Planning Commission consider and adopt the following:

(1) The resolution recommending the City certify the South Ontario Logistics Center Specific Plan Final Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations;

(2) The resolution recommending the City Council approve the General Plan Amendment (File No. PGPA19-004) pursuant to the facts and reasons contained in the staff report and attached resolution; and

(3) The resolution recommending the City Council approve the South Ontario Logistics Center Specific Plan (File No. PSP19-001) pursuant to the facts and reasons contained in

| | |
|---|---|
| *Case Planner:* | Alexis Vaughn |
| *Planning Director Approval:* | |
| *Submittal Date:* | 06/12/2019 |

| *Hearing Body* | *Date* | *Decision* | *Action* |
|---|---|---|---|
| *DAB* | | | N/A |
| *PC* | 1/25/22 | Approval | Recommend |
| *CC* | 3/1/2022 | | Final |

the staff report and attached resolution, and subject to the conditions of approval contained in the attached departmental reports.




***Figure 1: Project Location***

**PROJECT SETTING:** The Project site is comprised of 219.39 acres of land located within the Ontario Ranch area annexed into the City of Ontario on November 30, 1999. The Project site is bounded by Eucalyptus Avenue on the north, Merrill Avenue on the south, the existing right-of-way for the future Campus Avenue on the west, and by Grove Avenue on the east, within the SP/AG (Specific Plan/Agricultural Overlay) zoning district, and is depicted in Figure 1: Project Location, above. The Project site is currently occupied by agricultural uses, including dairy farms and row crops, several residential structures, and vacant land that was previously used for agriculture. The site is moderately flat, sloping from northeast to southwest, with an approximate 17-foot drop in elevation from the northeast corner to the southwest corner of the Specific Plan area. There is an active Williamson Act Contract (Contract #72-392) on APNs 1054-051-01, 1054-051-02, 1054-061-01, and 1054-061-02; however, a notice of non-renewal was recorded, starting the process to terminate the Contract. Cancellation will comply with provisions and requirements identified in Government Code Section 51280 et seq. The City will be required to make the statutory findings, and the landowner will be required to pay the requisite cancellation fee. The existing surrounding land uses, zoning, and general plan

and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

## PROJECT ANALYSIS:

(1) Background — The Ontario Plan ("TOP") Policy Plan (general plan) provides the basic framework for development within the 8,200-acre area commonly referred to as Ontario Ranch. The Policy Plan requires City Council approval of a Specific Plan for new developments of 10 acres or more within Ontario Ranch. A Specific Plan is required to ensure that sufficient land area is included to achieve cohesive, unified districts and neighborhoods. Additionally, a Specific Plan is required to incorporate a development framework for detailed land use, circulation, infrastructure improvements (such as drainage, sewer, and water facilities), provision for public services (including parks and schools), and urban design and landscape standards.

(2) General Plan Amendment (File No. PGPA19-004) – The South Ontario Logistics Center Specific Plan serves to implement the City's Policy Plan for the Project site and provides regulations for development of the Project site, including the establishment of allowed land uses, development standards, infrastructure requirements, and implementation requirements for the development of approximately 219.4 acres within the Specific Plan boundaries. In order to implement the Specific Plan land use plan as shown in Figure 3: Specific Plan Land Use Plan, the Project includes a General Plan Amendment ("GPA") to change the land uses designated Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 Floor Area Ratio (FAR)), to Business Park (0.6 FAR) and General Industrial (0.55 FAR). The GPA will facilitate the potential development of up to 5,333,518 square feet of General Industrial and Business Park development. The amendment includes changes to Policy Plan Exhibit LU-01, Official Land Use Plan (see Figure 2: General Plan Land Use Plan Amendment), and Exhibit LU-03, Future Buildout, to reflect the proposed land use designation changes (see Exhibit A—Amended Policy Plan Exhibit LU-03, Future Buildout, attached).

In response to current industrial market demands, the GPA proposes industrial development along the Project's Merrill Avenue frontage. Additionally, the GPA proposes business park development along the Project's Eucalyptus Avenue frontage, which will serve to buffer future medium density residential (11.1 to 25.0 dwelling units per acre) land uses allowed to the north by the Policy Plan, across Eucalyptus Avenue, from the heavier industrial uses that would be allowed by the proposed GPA.

The Project site is located within the Chino Airport Influence Area (AIA) and is impacted by Safety Zones 1, 3 and 6, as shown in Figure 4: Chino Airport Safety Zones and Existing Policy Plan Land Use Designations. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the

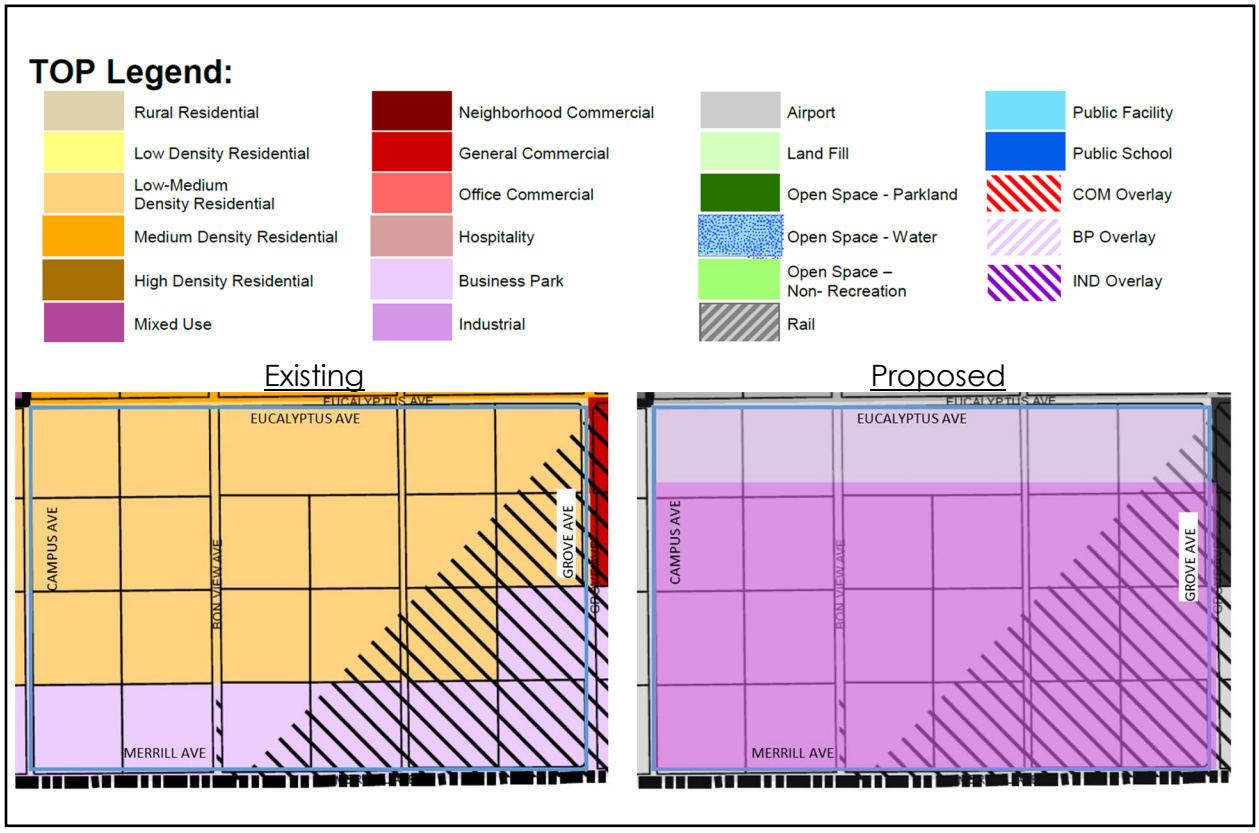



***Figure 2: General Plan Land Use Plan Amendment***

Project site while making Touch-and-Go landings, a maneuver where aircraft land on a runway and take off again without coming to a full stop; the pilot then circles the airport in a defined pattern to allow many landings to be practiced in a short time. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6. The proposed General Plan amendment from Business Park and Low-Medium Density Residential to Industrial and Business Park would create land use consistency with Chino Airport and satisfy the criteria set forth in the California Airport Land Use Planning Handbook.

The proposed Business Park and General Industrial land uses are consistent with other approved and proposed Specific Plans located along the same corridor generally bounded by Eucalyptus Avenue to the north and Merrill Avenue to the south, including the existing Ontario Ranch Business Park and proposed expansion, Merrill Commerce Center, and West Ontario Commerce Center.

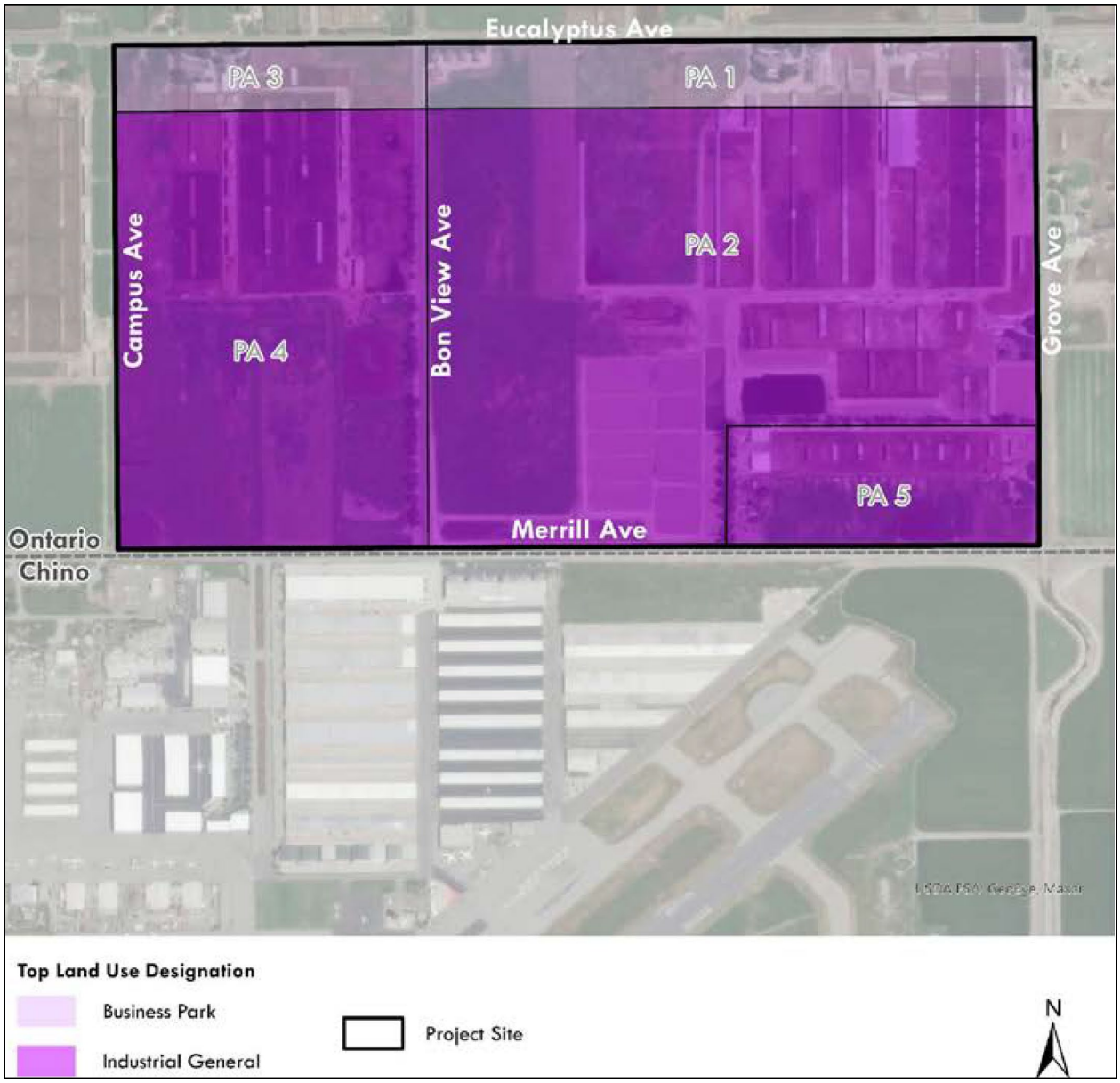



***Figure 3: Specific Plan Land Use Plan***

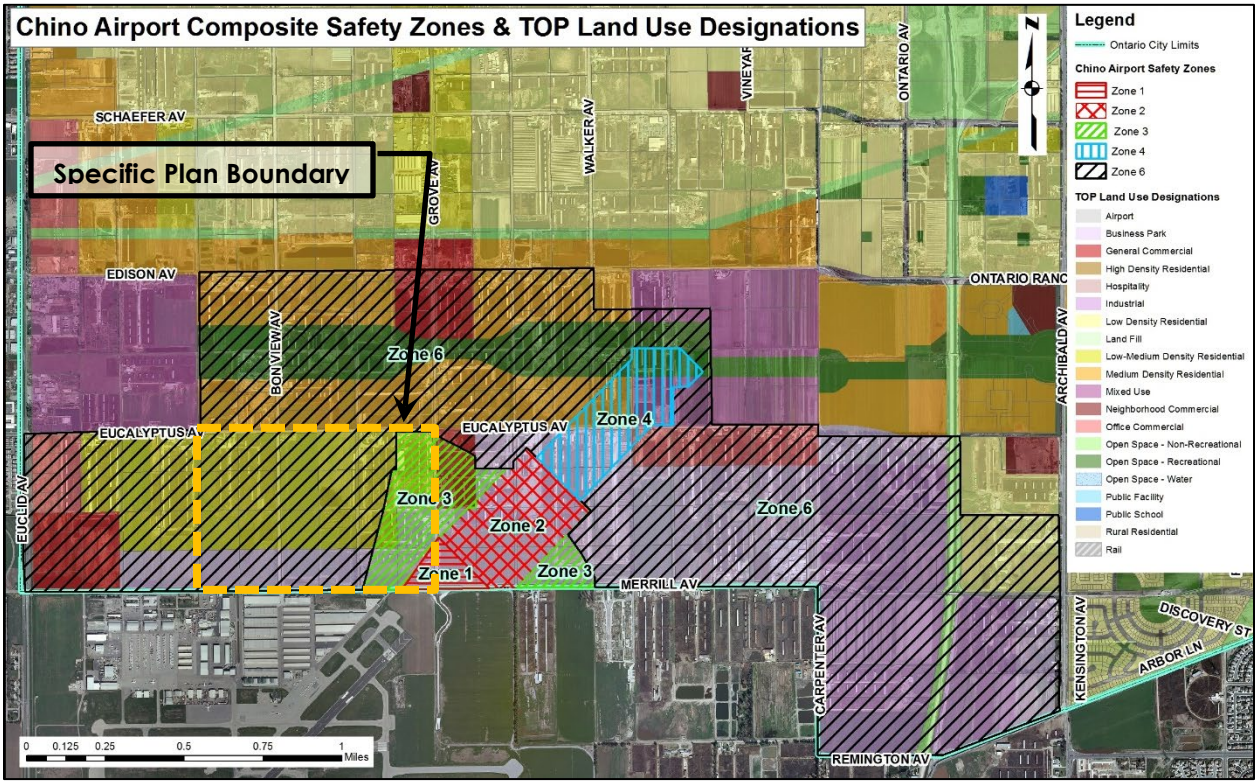



***Figure 4: Chino Airport Safety Zones and Existing Policy Plan Land Use Designations***

(3) Specific Plan (File No. PSP19-001) — The South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensure that excellence in community design is achieved during Project development. The South Ontario Logistics Center Specific Plan establishes the procedures and requirements to approve new development within the Project site to ensure that TOP Policy Plan goals and policies are achieved. A copy of the proposed South Ontario Logistics Center Specific Plan is included as Attachment A of the attached recommended resolution for File No. PSP19-001.

(a) Land Use Plan. The South Ontario Logistics Center Specific Plan consists of five Planning Areas that will accommodate a variety of commercial, office, technology, light manufacturing, and warehouse/distribution uses. The Land Use Plan implements the vision of TOP by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail land uses at intensities designed to meet the demand of current and future market conditions.

The Specific Plan identifies the land use intensity anticipated in the five proposed Planning Areas (see Figure 3: Specific Plan Land Use Plan). The Applicant is proposing immediate development of Planning Areas 1 and 2, subject to market conditions. Planning Areas 3 through 5 will be developed in the future, pending acquisition of the

properties and market demands. The Specific Plan is proposing a maximum 0.6 FAR within the Business Park land use designation (Planning Areas 1 and 3) and 0.55 FAR within the General Industrial land use designation (Planning Areas 2, 4, and 5). The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial.

Within Phase 1 of Specific Plan development, which consists of Planning Areas 1 and 2, up to 5,333,518 square feet of industrial and business park buildings may be constructed. Planning Area 1, located along the northern portion of the Specific Plan Area, is 23.65 acres in size and can potentially be developed with 618,076 square feet of business park buildings. In addition, The Specific Plan limits buildings within the Business Park land use district, which front onto a public right-of-way, to a maximum building footprint of 125,000 square feet. Planning Area 2, located along the southern portion of the Specific Plan, is 106.71 acres in size and can potentially be developed with up to 2,556,442 square feet of industrial buildings (see Figure 5: Land Use Summary Table and Figure 6: Conceptual Phasing/Site Plan, below).

Phase 2 development will occur in the future, pending land acquisition and market conditions, and will include Planning Area 3, within the Business Park land use district located along Eucalyptus Avenue (11.52 acres with a potential for 300,972 square feet of development), and Planning Areas 4 and 5, within the General Industrial land use district located along Merrill Avenue (includes 60.06 acres of land with a potential for 1,438,914

| Planning Area | Maximum Floor Area Ratio[1] | Site Acreage | Maximum Building Square Footage |
|---|---|---|---|
| Planning Area 1: Business Park | 0.60 | 23.65 | 618,076 SF |
| Planning Area 3: Business Park | 0.60 | 11.52 | 300,972 SF |
| Planning Area 2: Industrial - General | 0.55 | 106.71 | 2,556,442 SF |
| Planning Area 4: Industrial -General | 0.55 | 60.06 | 1,438,914 SF |
| Planning Area 5: Industrial – General | 0.55 | 17.45 | 419,114 SF |
| **TOTAL** | | **219.39** | **5,333,518** |

Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

***Figure 5: Land Use Summary Table***

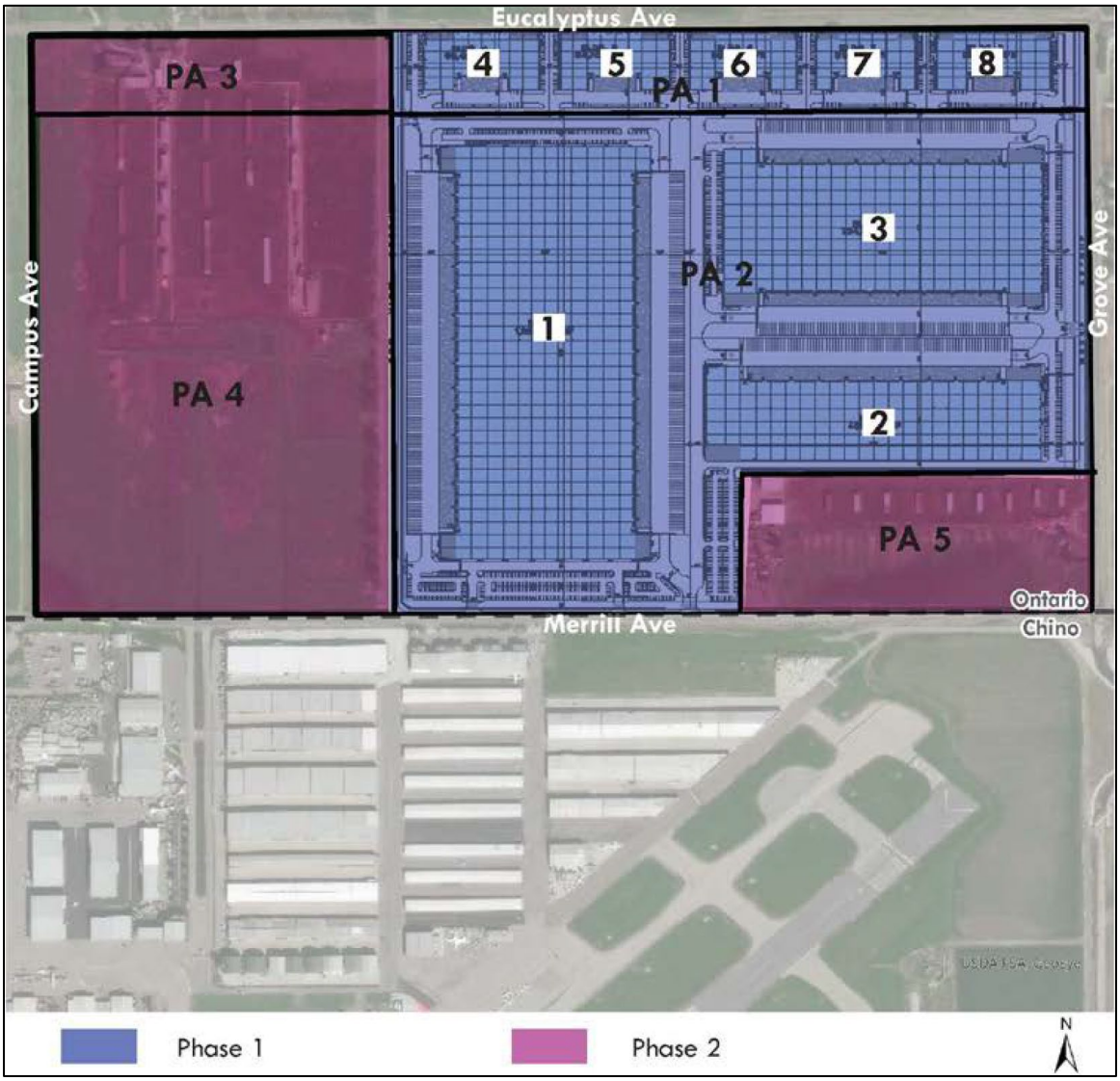



***Figure 6: Conceptual Phasing/Site Plan***

square feet of development and 17.45 acres of land with potential for 419,114 square feet of development, respectively).

(b) Design Guidelines. The design theme and concept for the South Ontario Logistics Center Specific Plan was crafted to ensure a high-quality, attractive, and cohesive design structure for the Specific Plan. The guidelines provide the following objectives for all future development within the Specific Plan area:

- Demonstrates high-quality development that complements and integrates into the community and adds value to the City.

- Creates a functional and sustainable place that ensures South Ontario Logistics Center is competitive regionally and appropriate in the Ontario Ranch community.
- Illustrates the distinctive characteristics of the land use plan zoning districts: Business Park District (Planning Areas 1 and 3) and General Industrial District (Planning Areas 2, 4, and 5).
- Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
- Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
- Incorporates construction and landscape design standards that promote energy and water conservation strategies.
- Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

The Planning Areas within the South Ontario Logistics Center are designed to be architecturally consistent yet distinct through use and circulation. The Design Guidelines have been established to promote high-quality architecture as required by the Ontario Development Code and The Ontario Plan. The proposed architectural theme of the Specific Plan incorporates a Contemporary Architectural style, and the five Planning



***Figure 7: Business Park Design Examples***



***Figure 8: Industrial Design Examples***

Areas will be designed to be compatible with and complement one another. The design guidelines of the Specific Plan requires all buildings to provide a recognizable base, body, roofline, and entry. The Specific Plan provides examples of the type of industrial and business park concepts that are envisioned to be constructed within the Specific Plan (see Figure 7: Business Park Design Examples and Figure 8: Industrial Design Examples, above).

All buildings shall be designed to highlight the primary entryways by incorporating special materials, visual relief, massing, and shading. Additionally, the facades that front onto a public street will incorporate vertical and horizontal articulation and material changes that will assist in enhancing these elevations and providing visual interest within areas that may be viewed by the public.

(c) Circulation Concept. The Circulation Plan for the Specific Plan reinforces the objective of moving vehicles, pedestrians, cyclists, and public transit safely and efficiently through and around the Project. The Specific Plan establishes the hierarchy and general location of roadways within the South Ontario Logistics Center Specific Plan. Future traffic signals will be constructed or modified at the following major intersections:

- Campus Avenue and Eucalyptus Avenue
- Bon View Avenue and Eucalyptus Avenue

- Cucamonga Avenue and Eucalyptus Avenue (potential location, to be determined by future development)
- Grove Avenue and Eucalyptus Avenue
- Campus Avenue and Merrill Avenue
- Mid-block at Campus Avenue, between Eucalyptus and Merrill Avenues (potential location, to be determined by future development)
- Bon View Avenue and Merrill Avenue
- Cucamonga Avenue and Merrill Avenue
- Grove Avenue and Merrill Avenue
- Mid-block at Grove Avenue, between Eucalyptus and Merrill Avenues
- Sultana Avenue and Eucalyptus Avenue (within the Ontario Ranch Business Park Specific Plan area)
- Sultana Avenue and Merrill Avenue (within the Ontario Ranch Business Park Specific Plan area)

Additionally, primary access into the business park development will be provided along Eucalyptus Avenue to the north and Grove Avenue to the east. Primary access into the industrial development will be provided along Merrill Avenue to the south, Campus Avenue to the west, Grove Avenue to the east, and Bon View Avenue interior to the Project site (see Figure 9: Circulation Plan, below).

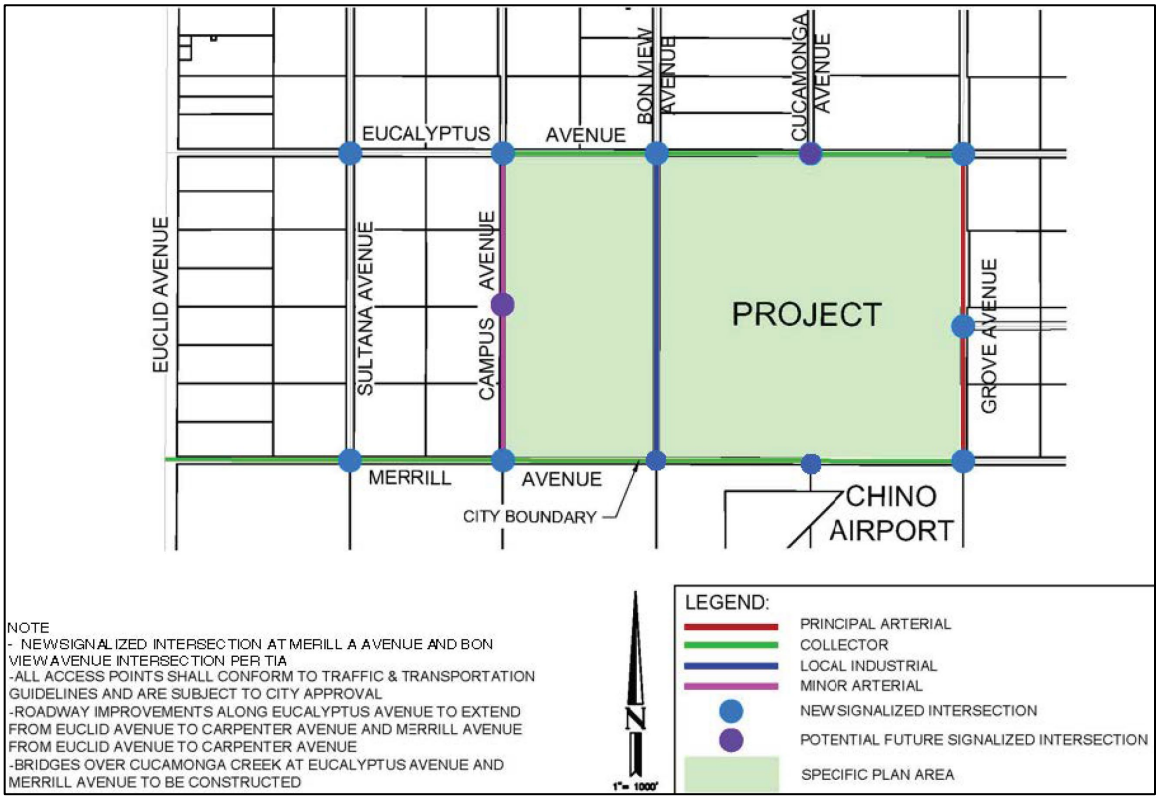



***Figure 9: Circulation Plan***

Merrill Avenue and Eucalyptus Avenue, which run east-to-west along the southern and northern portions of the Project site, will be improved as four-lane collector streets with 98-foot and 108-foot rights-of-way, respectively. Each street will include a parkway and a multipurpose trail, and Merrill Avenue will include a Class-II bike lane (see Figure 10: Merrill and Eucalyptus Avenues Street Cross Sections, below).

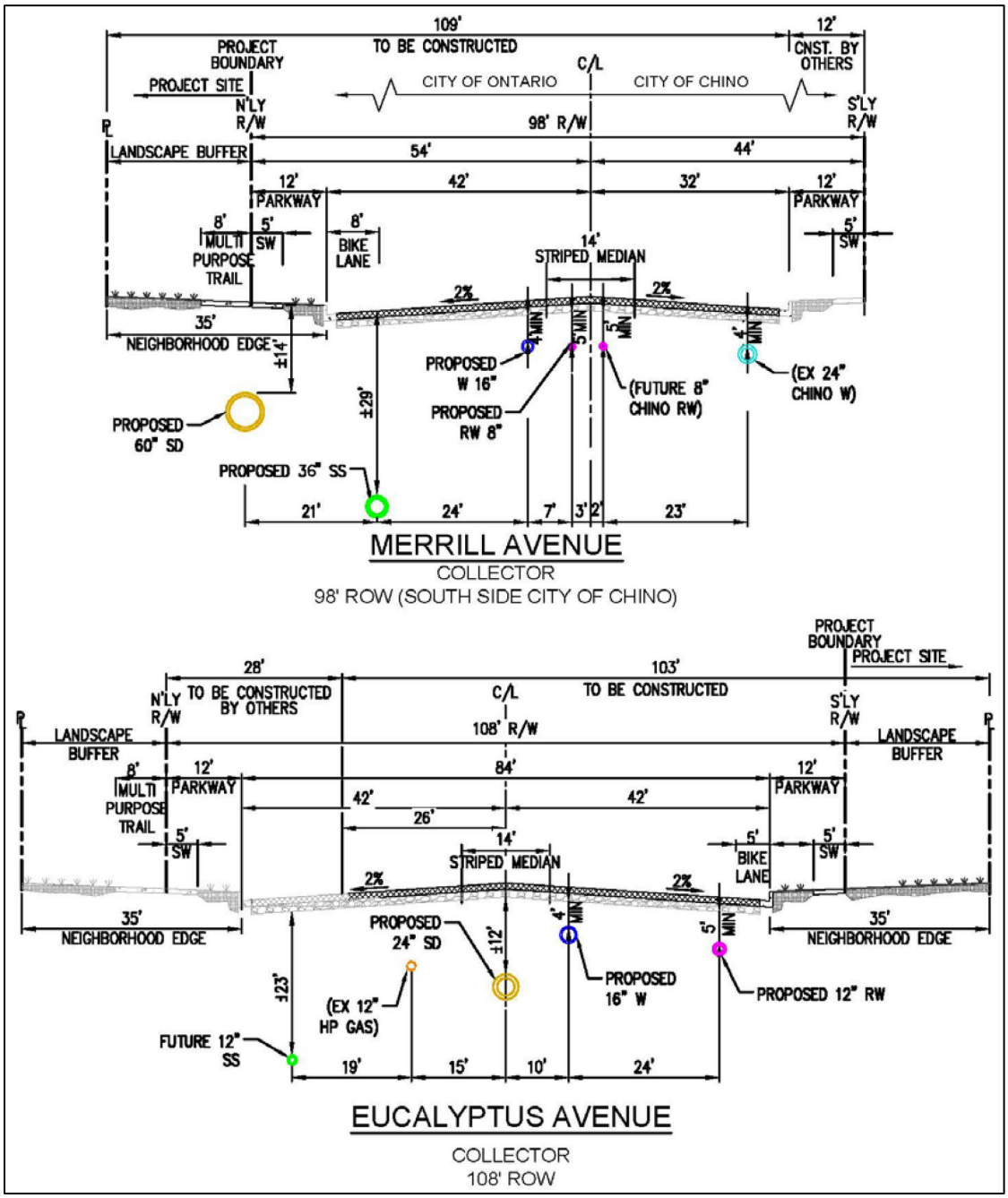



***Figure 10: Merrill and Eucalyptus Avenues Street Cross Sections***

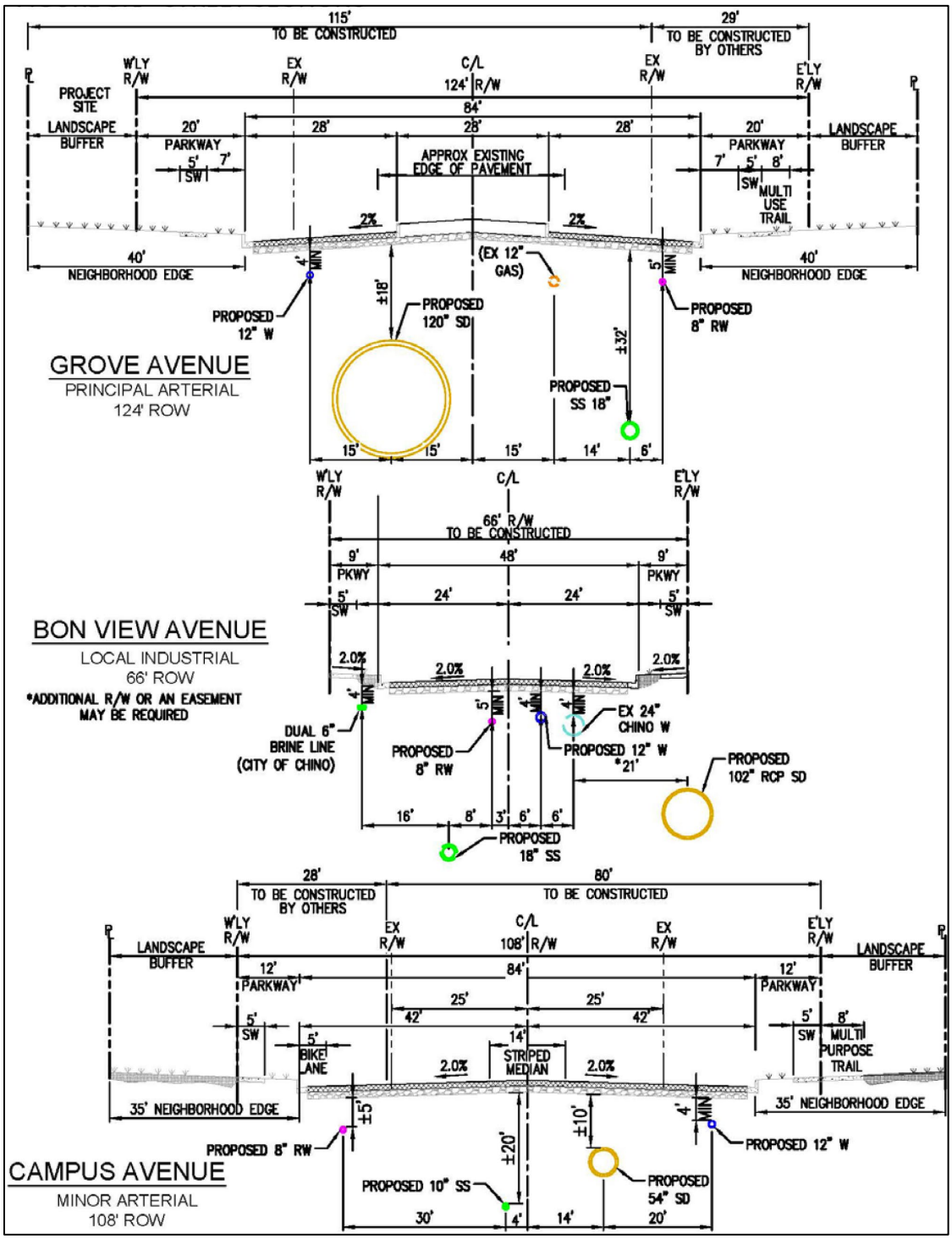



***Figure 11: Grove, Bon View, and Campus Avenues Street Cross Sections***

Grove Avenue, a principal arterial having a 124-foot right-of-way width, will run north-south along the Project's eastern boundary and will be improved with a 40-foot wide neighborhood edge adjacent to the street. The neighborhood edge will include a 20-foot wide landscape buffer and 20-foot wide parkway containing a five-foot wide sidewalk. Bon View Avenue, a local industrial street having a 66-foot right-of-way width, will run north-south through the interior of the Project site. A 9-foot wide parkway containing a five-foot wide sidewalk will be provided; however, additional right-of-way or an easement may be required in the future. Campus Avenue, a minor arterial having a 108-foot right-of-way width, will run north-south along the Project's western boundary and will be improved with a 35-foot wide neighborhood edge. The neighborhood edge will include a 23-foot wide landscape buffer with an eight-foot wide multi-purpose trail, and a 12-foot wide parkway containing a five-foot wide sidewalk (see Figure 11: Grove, Bon View, and Campus Avenues Street Cross Sections, above).

(d) Landscape Design. The landscape design theme for the South Ontario Logistics Center Specific Plan encourages durable landscape materials and designs that enhance the aesthetics of the structure, create and define public and private spaces, and provide shade and environmental benefits. The South Ontario Logistics Center Specific Plan establishes a base landscape palette for the South Ontario Logistics Center and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native to the region. Similar plant materials may be substituted for the species listed in the landscape pallet if the alternative plants are climate appropriate and enhance the thematic setting.

The minimum landscape coverage required for the Business Park land use district is 15 percent and the Industrial land use district is required to provide a 10 percent minimum landscape coverage. As illustrated on the street cross sections, Grove Avenue will be required to provide a 40-foot wide neighborhood edge, Merrill, Campus, and Eucalyptus Avenues will be required to provide a 35-foot wide neighborhood edge. Bon View Avenue will be designed with a 4-foot wide curb adjacent landscape parkway and a 5-foot wide sidewalk.

(e) Infrastructure and Services. The backbone infrastructure to serve all areas of the Specific Plan will be installed by the developer in accordance with the Ontario Ranch (New Model Colony) Master Plans for streets, water (including recycled water), sewer, storm drain, and fiber optic facilities. Natural gas will be provided by The Gas Company and electricity by SCE. Development of the Project requires the installation by the developer of all infrastructure necessary to serve the Project as a standalone development, with phasing and ultimate details to be reviewed and approved via a Development Agreement with the Project site's final map.

(f) Specific Plan Phasing. Development phasing within the Specific Plan, as illustrated in Figure 6: Conceptual Phasing/Site Plan, will be determined by the developers, based upon acquisition of properties and real estate market conditions. The

Specific Plan outlines development Phase 1 as Planning Areas 1 and 2, and development Phase 2 as Planning Areas 3, 4, and 5. The phases may be developed as sub-phases and may occur either sequentially or concurrently with one another. Specific infrastructure, community facilities, and open space dedications will be provided/conditioned with one or more future individual parcel map(s) and/or development plan(s).

(g) Signage. The South Ontario Logistics Center Specific Plan has required that a comprehensive sign program be submitted for the Project site, to ensure quality and consistent signage throughout the whole site.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed Project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Operate in a Businesslike Manner
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in the New Model Colony

(2) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision

(3) Policy Plan (General Plan)

**Land Use Element:**

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where

residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

  - CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

  - CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

  - S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

  - CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

- CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

- CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

- CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

- CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

- CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use

areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort and aesthetics.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") — The Housing Accountability Act (Government Code Section 65589.5 et seq.) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply." SB 330 amends Government Code Section 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Government Code Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code Section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the*

*city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

As discussed in Section 2 of this staff report, the General Plan Amendment is proposed to change the site's land use designations from Low-Medium Density Residential and Business Park to approximately 35.2 acres of Business Park (0.6 FAR) and 184.2 acres of Industrial (0.55 FAR) land uses. The GPA would, therefore, eliminate the low-medium density land use designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre). In compliance with SB 330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The proposed Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

| ***Table 1: Project Cost Estimate by Project Area*** | |
|---|---|
| ***Project Name*** | ***Cost Estimate*** |
| Ontario Ranch Business Park Phase 1 (Specific Plan - Approved) | $72,151,000 |
| South Ontario Logistics Center (Specific Plan – Subject Project, Under Review) | $59,780,000 |
| Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review) | $12,400,000 |
| ***Total*** | ***$144,331,000*** |

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element,

scheduled to go before the City Council for their consideration in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) Ontario International Airport — On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed Project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached resolutions.

(2) Chino Airport — Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect

the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. Future development within Project Site shall be subject to Open Land and people per acre occupancy intensity calculations that are described below.

The Project site is located within Safety Zones 1, 3, and 6 (Handbook Generic Safety Zones) and new development will be required to provide Open Land (an open area that is 300 feet long by 75 feet wide) consistent with the Handbook's percentage criteria for each Safety Zone and people per acre limits. Safety Zone 1 is part of the Runway Protection Zone and cannot be developed with any structures or buildings. Safety Zone 3 is required to provide a minimum of 15 percent of Open Land, and occupancy must be limited to 100 people per acre on average, and a maximum of 300 people in any one acre. Safety Zone 6 is required to provide a minimum of 10 percent of Open Land, and occupancy is limited to 300 people per acre on average, and a maximum of 1,200 people in any one acre.

**ENVIRONMENTAL REVIEW:** The Specific Plan is located in the City of Ontario in what was formerly the approximate 8,200-acre City of Ontario Sphere of Influence (SOI) area. On January 7, 1998, the City of Ontario adopted the New Model Colony ("NMC") General Plan Amendment, setting forth a comprehensive strategy for the future development of the SOI. The NMC is generally bordered by Riverside Drive to the north, Milliken Avenue to the east, Euclid Avenue to the west and Merrill Avenue to the south.

(1) The Ontario Plan Environmental Impact Report — On January 27, 2010, the City Council adopted The Ontario Plan ("TOP") and certified the accompanying Environmental Impact Report ("EIR") (State Clearinghouse No. 2008101140). TOP includes the General Plan for the entire City, including the NMC (now referred to as "Ontario Ranch"). TOP EIR identified many areas that might have a potentially significant impact on the environment. These areas included: 1) Aesthetics; 2) Biological Resources; 3) Geology and Soils; 4) Hazards and Hazardous Materials; 5) Hydrology and Water Quality;

6) Land Use and Planning; 7) Mineral Resources; 8) Population and Housing; 9) Public Services; 10) Recreation; and 11) Utilities and Service Systems. Through the EIR process, these potential impacts were analyzed, revisions were incorporated into the plan, and/or mitigation measures were identified that reduced the potential environmental impacts to a level that was less than significant.

TOP also identified several potential impacts that, even with revisions and/or mitigation measures, could not be reduced to a level of less than significant. These areas included:

(a) Agriculture Resources.

**Impact 5.2-1.** Buildout of TOP would convert 3,269.3 acres of California Resource Agency designated Prime Farmland, Unique Farmland, and Farmland of Statewide Importance to residential, commercial, mixed-use, and industrial land uses. Consequently, Impact 5.2-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

***Impact 5.2-2.*** There are a number of Williamson Act contracts within the City that have yet to expire. Buildout of TOP would most likely require the cancellation or nonrenewal of these contracts. The current use of these contracts would slow the rate of conversion from agricultural to nonagricultural land but it would not impede the conversion. Since there are some Williamson Act contracts still active in the Ontario Ranch, implementation of the proposed land use plan for The Ontario Plan would conflict with these contracts and cause a significant impact. Consequently, Impact 5.2-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

***Impact 5.2-3.*** Development of the City in accordance with TOP would increase the amount of nonagricultural land uses. When nonagricultural land uses are placed near agricultural uses, the odors, noises, and other hazards related to agriculture conflict with the activities and the quality of life of the people living and working in the surrounding areas. Consequently, conversion of agricultural uses in the city may cause farms and agricultural land uses outside the City to be converted to nonagricultural uses because of the nuisances related to agriculture. Impact 5.2-3 would remain significant and unavoidable. Therefore, a Statement of Overriding Considerations would be required.

(b) Air Quality.

**Impact 5.3-1.** The Project would not be consistent with the Air Quality Management Plan ("AQMP") because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin ("SoCAB"). Furthermore, buildout of the Proposed Land Use Plan would exceed current estimates of population, employment, and vehicle miles traveled for Ontario and, therefore, these emissions are not included in the current regional

emissions inventory for the SoCAB. As both criteria must be met in order for a project to be considered consistent with the AQMP, the Project would be considered inconsistent with the AQMP. Consequently, Impact 5.3-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.3-2.** Construction activities associated with buildout of TOP would generate short-term emissions that exceed the South Coast Air Quality Management District's ("SCAQMD") regional significance thresholds; cumulatively contribute to the SoCAB's nonattainment designations for O3, PM10, and PM2.5; and potentially elevate concentrations of air pollutants at sensitive receptors. Consequently, Impact 5.3-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.3-3.** Buildout of TOP would generate long-term emissions that would exceed SCAQMD'S regional significance thresholds and cumulatively contribute to the SoCAB nonattainment designations for O3, PM10, and PM2.5. Consequently, Impact 5.3-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.3-5.** Approval of residential and other sensitive land uses within 500 feet of I-10, I-15, or SR-60 would result in exposure of persons to substantial concentrations of diesel particulate matter. Consequently, Impact 5.3-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.3-6.** Conversion of agricultural land to nonagricultural uses would temporarily expose residents to objectionable odors. Consequently, Impact 5.3-6 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(c) Cultural Resources

**Impact 5.5-1.** Although protective regulations are in place and preservation policies are included in TOP, implementation of the Proposed Land Use Plan, especially within growth focus areas, has the potential to impact Tier III historic resources. Mitigation Measure 5-1 would require a historical evaluation for properties within historic resources in the Focus Areas under the City's ordinance. However, the ordinance does not provide a high level of protection for Tier III resources. As a result, historical resources categorized under the Ordinance as Tier III could potentially be impacts with implementation of the Proposed Land Use Plan. Consequently, Impact 5.5-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(d) Global Climate Change.

**Impact 5.6-1.** Buildout of the City of Ontario would generate greenhouse gas emissions that would significantly contribute to global climate change impacts in California. GHG emissions generated in the City would significantly contribute to climate change impacts in California as a result of the growth in population and employment in the City and scale of development activity associated with buildout of the Proposed Land Use Plan. Consequently, Impact 5.6-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(e) Noise.

**Impact 5.12-1.** Buildout of the Proposed Land Use Plan would result in an increase in traffic on local roadways in the City of Ontario, which would substantially increase noise levels. Consequently, Impact 5.12-1 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.12-2.** Noise-sensitive uses could be exposed to elevated noise levels from transportation sources. Any siting of new sensitive land uses within a noise environment that exceeds the normally acceptable land use compatibility criterion would result in a potentially significant impact and would require a separate noise study through the development review process to determine the level of impacts and required mitigation. Consequently, Impact 5.12-2 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.12-3.** Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would expose sensitive uses to strong levels of groundborne vibration. Consequently, Impact 5.12-3 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.12-5.** Construction activities associated with buildout of the individual land uses associated with the Proposed Land Use Plan would substantially elevate noise levels in the vicinity of sensitive land uses. Consequently, Impact 5.12-5 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

**Impact 5.12-6.** Noise-sensitive land uses within the 65 dBA CNEL contour of the Los Angeles/Ontario International Airport would be exposed to substantial levels of airport-related noise. Consequently, Impact 5.12-6 would remain significant and unavoidable and a Statement of Overriding Considerations would be required.

(f) Transportation and Traffic.

**Impact 5.15-1.** Buildout of the Proposed Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to main-line freeway segment impacts. The City's development impact fees cannot be used for

improvements to roadway facilities under Caltrans jurisdiction. Consequently, impacts to freeway segments within the City under Impact 5.16-1 would be significant and unavoidable and a Statement of Overriding Considerations would be required.

While these impacts will be significant and unavoidable, the City determined that the benefits of the Ontario Ranch development outweigh the potential unavoidable, adverse impacts of the plan. As a result, the City adopted a Statement of Overriding Considerations for those impacts that could not be fully mitigated to a level of "less than significant."

(2) South Ontario Logistics Center Specific Plan Environmental Impact Report — Even though an EIR was prepared for TOP, the analyses focused on the program or "big picture" impacts associated with development. With the submittal of the South Ontario Logistics Center Specific Plan, staff is charged with evaluating the potential impacts of development at the Project level. Staff did not complete an Initial Study for the Project, as it was clear that an EIR should be prepared for the South Ontario Logistics Center Specific Plan. Through the Notice of Preparation and scoping meeting discussion, the South Ontario Logistics Center EIR (State Clearinghouse No. 2021010318) was prepared for the Specific Plan document, addressing the following issues:

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population/Housing
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The South Ontario Logistics Center Specific Plan EIR evaluates each of these various areas and identifies mitigation measures and/or revisions to the plan to lessen the level of significance. With the implementation of the various mitigation measures, many of the potential adverse impacts can be reduced to a level of less than significant. Of the 15 areas considered by the EIR, all but five of the impact areas were mitigated to a level of less than significant. The five remaining impact areas, even with the mitigation measures, could not be reduced to less than significant, resulting in some impacts remaining potentially significant and unavoidable. These areas include:

(a) Agriculture and Forestry Resources.

**Impact 4.1-1.** The proposed Project would convert Farmland to non-agricultural use. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

**Impact 4.1-2.** The proposed Project contains several parcels under Williamson Act contracts. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

**Impact 4.1-5.** The proposed Project would convert Farmland to non-agricultural use. No feasible mitigation measures have been identified that would mitigate agricultural resources to below a level of significance. Impacts would remain significant and unavoidable.

(b) Air Quality.

**Impact 4.2-1.** The proposed Project would be inconsistent with the applicable air quality plan. Implementation of Mitigation Measure (MM) AQ-1 through AQ-5 would contribute to minimizing criteria air pollutant emissions from operation of the proposed Project by the greatest amount feasible. However, as shown in Table 4.2-9 and Table 4.2-11, even with incorporation of mitigation, Project related operation-phase activities would still result in air pollutant emissions exceeding the SCAQMD's emission thresholds. Thus, the proposed Project would continue to be inconsistent with the AQMP. Therefore, the Project impact would remain significant and unavoidable.

**Impact 4.2-2.** The proposed Project would be inconsistent with the applicable air quality plan. Implementation of Standard Conditions (SC) AQ-1 and MM AQ-1 through AQ-5 would contribute to minimizing criteria air pollutant emissions from operation of the proposed Project by the greatest amount feasible. However, as shown in Table 4.2-9, Table 4.2-11, and Table 4.2-12, even with incorporation of standard conditions and mitigation, Project related operation-phase activities would still remain significant and would potentially contribute to the O3, NO2, PM10, and PM2.5 nonattainment designations of the SoCAB. Therefore, the Project impact would remain significant and unavoidable.

(c) Cultural Resources.

**Impact 4.4-1.** The proposed Project would demolish significant historical resources discovered on site, to facilitate Project development. Implementation of MM CUL-1 through MM CUL-5 would lessen Project related operation-phase activities; however, impacts would still remain unavoidable and significant.

(d) Greenhouse Gases.

**Impact 4.6-1.** Buildout of the proposed Project would generate approximately 71,088 $MTCO_2e$ per year from mobile and other sources that would exceed the significance threshold and would have a significant impact on the environment. Table 4.6-7 shows the Project's emissions inventory with incorporation of mitigation. Specifically, incorporation of MM AQ-2 through AQ-5, would require the use of electrical off-road equipment, require electrical hookups at loading bays for cold storage, require the implementation of a Transportation Demand Management (TDM) program to reduce single-occupant vehicle trips and encourage public transit, and prohibits idling when engines are not in use. Since the majority (71 percent) of emissions are from mobile sources and neither the Project Applicant nor the City have regulatory authority to control tailpipe emissions, no feasible mitigation measures exist that would reduce the Project's impacts with respect to mobile operational emissions to less than significant levels. Furthermore, the Project's long-term operational GHG emissions would exceed City's threshold of 3,000 MTCO2e per year despite the implementation of MM AQ-2 through MM AQ-5, as well as MM GHG-1, which requires the Project to achieve a minimum of 100 points on the CAP Screening Threshold Checklist. Therefore, this Project impact will remain significant and unavoidable.

**Impact 4.76-2.** Implementation of the proposed Project would conflict with the City's Community Climate Action Plan ("CAP"). Implementation of Mitigation Measure GHG-1 would require future individual projects accommodated under the proposed Project to be designed to achieve at least 100 points on the City's GHG Screening Threshold Table. This measure would ensure that future individual projects are consistent with the City's Community CAP and would reduce Impact 4.6-2 to less than significant. However, there is the potential for the Project to generate GHG emissions that would result in significant impacts on the environment. Pending adoption of the City CAP update; a determination that the City CAP as updated is consistent with applicable State and regional GHG emissions reduction plans; and a determination that the proposed Project is consistent with the CAP as updated, the potential for Project GHG emissions to result in a significant impact on the environment is conservatively considered to be a significant and unavoidable impact.

(e) Transportation and Traffic.

**Impact 4.13-2.** The proposed Project was found to exceed the City's adopted Vehicle Miles Traveled ("VMT") threshold by 6.77 percent. Reductions in commute VMT through feasible TDM measures such as those described previously would be provided by the Project and would be implemented as part of future Certificates of Occupancy for future tenants as noted in MM TRANS-1. Inclusion of such VMT reduction measures in areas that are characteristically suburban in context are noted to be limited to a maximum VMT reduction of 10 percent. However, as future Project design features and building tenants are not yet known, reductions in VMT related to the above TDM

measures cannot be accurately estimated or guaranteed. The VMT analysis determined that the Project's impact on VMT would remain significant and unavoidable.

While mitigation of all potential impacts to a level of less than significant is desirable, the fact that four areas will remain significant and unavoidable is not unexpected. The identification of these areas as significant and unavoidable validates the work previously completed for TOP. Staff continues to believe that the benefits of the proposed development outweigh the potential impacts associated with it. Therefore, staff recommends the Planning Commission recommend that the City Council 1) certify the South Ontario Logistics Center Specific Plan EIR (State Clearinghouse No. 2021010318) and that a Statement of Overriding Considerations be adopted for the Project, 2) approve the South Ontario Logistics Center Specific Plan document, and 3) approve the associated General Plan Amendment.

**PUBLIC COMMENTS RECEIVED:** Public comments were received regarding the Draft EIR as part of the 45-day public review period, which extended from November 15, 2021, to January 3, 2022, and include the following topics of discussion: air quality impact analysis and mitigation measures; backup generators and equipment permitting processes; airport land use compatibility; traffic impact and traffic safety analyses; biological assessments, resources, habitats, and mitigation measures; clarification of referenced files and figures; inclusion of adjacent projects; infrastructure improvements; project piecemealing; specific plan document; SB 330 and replacement site analysis; lack of floor plans, grading plans, elevations, and earthwork quantities; environmental justice; census tract community makeup for the Project site and the SB 330 replacement site; hazards and hazardous materials; economic/fiscal impact analyses; employment analysis, including provisions for highly-skilled workers; project alternatives; energy analysis; public health; greenhouse gases and mitigation measures; project description; analysis, quantification, and mitigation of potentially significant impacts; and ponded water and potential jurisdictional waters. Responses to comments are being prepared by the Project Applicant and consultants and will be provided with the Final EIR to be reviewed and considered by the City Council.

**CONDITIONS OF APPROVAL:** See attached department reports.

## TECHNICAL APPENDIX:

**Surrounding Zoning and Land Use:**

| | *Existing Land Use* | *General Plan Designation* | *Zoning Designation* | *Specific Plan Land Use* |
|---|---|---|---|---|
| *Site* | Agricultural, Dairy, and Vacant | Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR) | SP (AG Overlay) | N/A |
| *North* | Agricultural, Dairy, and Vacant | Medium Density Residential (11.1-25 du/ac) | SP (AG Overlay) | N/A |
| *South* | Chino Airport | N/A | N/A | N/A |
| *East* | Agricultural, Dairy, and Vacant | Business Park (0.6 FAR) and Industrial (0.55 FAR) | Merrill Commerce Center | Business Park and Industrial |
| *West* | Agricultural, Dairy, and Vacant | Low-Medium Density Residential (5.1-11 dwelling units per acre) and Business Park (0.6 FAR) | SP (AG Overlay) | N/A |

## *Exhibit A—Amended Policy Plan Exhibit LU-03, Future Buildout*

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Residential** | | | | | | |
| Rural | 529 | 2.0 du/ac | 1,059 | 4,232 | | |
| Low Density[6] | 7,255 | 4.0 du/ac (OMC)<br>4.5 du/ac (NMC) | 30,584 | 122,244 | | |
| Low-Medium Density[6] | ~~1,000~~<br>981 | 8.5 du/ac | ~~8,500~~<br>8,339 | ~~33,976~~<br>33,331 | | |
| Medium Density | 1,897 | 18.0 du/ac (OMC)<br>22.0 du/ac (NMC) | 38,200 | 133,791 | | |
| High Density | 183 | 35.0 du/ac | 6,415 | 21,470 | | |
| *Subtotal* | ~~*10,865*~~<br>*10,845* | | ~~*84,758*~~<br>*84,597* | ~~*315,713*~~<br>*315,068* | | |
| **Mixed Use** | | | | | | |
| • Downtown | 113 | • 60% of the area at 35 du/ac<br>• 40% of the area at 0.80 FAR for office and retail | 2,365 | 4,729 | 1,569,554 | 2,808 |
| • East Holt Boulevard | 57 | • 25% of the area at 30 du/ac<br>• 50% of the area at 1.00 FAR office<br>• 25% of area at 0.80 FAR retail | 428 | 856 | 1,740,483 | 3,913 |
| • Meredith | 93 | • 23% of the area at 37.4 du/ac<br>• 72% at 0.35 FAR for office and retail uses<br>• 5% at 0.75 FAR for Lodging | 800 | 1,600 | 1,172,788 | 1,462 |
| • Transit Center | 76 | • 10% of the area at 60 du/ac<br>• 90% of the area at 1.00 FAR office and retail | 457 | 913 | 2,983,424 | 5,337 |
| • Inland Empire Corridor | 37 | • 50% of the area at 20 du/ac<br>• 30% of area at 0.50 FAR office<br>• 20% of area t 0.35 FAR retail | 368 | 736 | 352,662 | 768 |
| • Guasti | 77 | • 20% of the area at 30 du/ac<br>• 30% of area at 1.00 FAR retail<br>• 50% of area at 0.70 FAR office | 465 | 929 | 2,192,636 | 4,103 |
| • Ontario Center | 345 | • 30% of area at 40 du/ac<br>• 50% of area at 1.00 FAR office<br>• 20% of area at 0.50 FAR retail | 4,139 | 8,278 | 9,014,306 | 22,563 |
| • Ontario Mills | 240 | • 5% of area at 40 du/ac<br>• 20% of area at 0.75 FAR office<br>• 75% of area at 0.50 FAR retail | 479 | 958 | 5,477,126 | 7,285 |
| • NMC West/South | 315 | • 30% of area at 35 du/ac<br>• 70% of area at 0.70 FAR office and retail | 3,311 | 6,621 | 6,729,889 | 17,188 |
| • NMC East | 264 | • 30% of area at 25 du/ac<br>• 30% of area at 0.35 FAR for office<br>• 40% of area at 0.3 FAR for retail uses | 1,978 | 3,956 | 2,584,524 | 4,439 |
| • Euclid/Francis | 10 | • 50% of the area at 30 du/ac<br>• 50% of area at 0.80 FAR retail | 156 | 312 | 181,210 | 419 |
| • SR-60/ Hamner Tuscana Village | 41 | • 18% of the area at 25 du/ac<br>• 57% of the area at 0.25 FAR retail<br>• 25% of the area at 1.50 FAR office | 185 | 369 | 924,234 | 2,098 |
| *Subtotal* | ***1,668*** | | ***15,129*** | ***30,257*** | ***34,922,836*** | ***72,383*** |

## LU-03 Future Buildout[1]

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Retail/Service** | | | | | | |
| Neighborhood Commercial[6] | 281 | 0.30 FAR | | | 3,671,585 | 8,884 |
| General Commercial | ~~519~~ 476 | 0.30 FAR | | | ~~6,788,695~~ 6,220,368 | ~~6,307~~ 5,799 |
| Office/ Commercial | ~~514~~ 490 | 0.75 FAR | | | ~~16,805,775~~ 16,008,300 | ~~37,269~~ 35,497 |
| Hospitality | 142 | 1.00 FAR | | | 6,177,679 | 7,082 |
| *Subtotal* | ~~*1,457*~~ *1,389* | | | | ~~*33,443,735*~~ *32,077,932* | ~~*59,542*~~ *57,262* |
| **Employment** | | | | | | |
| Business Park | ~~1,507~~ 1,531 | 0.40 FAR | | | ~~26,261,610~~ 26,676,144 | ~~46,075~~ 46,817 |
| Industrial | ~~6,384~~ 6,446 | 0.55 FAR | | | ~~152,947,800~~ 154,433,268 | ~~134,383~~ 134,511 |
| *Subtotal* | ~~*7,891*~~ *7,977* | | | | ~~*179,209,410*~~ *181,109,412* | ~~*180,459*~~ *181,328* |
| **Other** | | | | | | |
| Open Space–Non-Recreation | 1,232 | Not applicable | | | | |
| Open Space–Parkland[6] | 950 | Not applicable | | | | |
| Open Space-Water | 59 | Not applicable | | | | |
| Public Facility | 97 | Not applicable | | | | |
| Public School | 632 | Not applicable | | | | |
| LA/Ontario International Airport | 1,677 | Not applicable | | | | |
| Landfill | 137 | Not applicable | | | | |
| Railroad | 251 | Not applicable | | | | |
| Roadways | 4,871 | Not applicable | | | | |
| *Subtotal* | ***9,906*** | | | | | |
| ***Total*** | ***31,786*** | | ~~*99,887*~~ *99,726* | ~~*345,971*~~ *345,325* | ~~*247,575,980*~~ *248,110,180* | ~~*312,383*~~ *310,973* |

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

RESOLUTION NO. PC22-004

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY THE PROJECT ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2021010318) AND ADOPT FINDINGS OF OVERRIDING CONSIDERATIONS AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR FILE NO. PGPA19-004, A GENERAL PLAN AMENDMENT, AND FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, LOCATED WITHIN ONTARIO RANCH AND GENERALLY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, GROVE AVENUE TO THE EAST, MERRILL AVENUE TO THE SOUTH, AND CAMPUS AVENUE TO THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF – APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

WHEREAS, the Project Environmental Impact Report ("EIR"), Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program for File No. PGPA19-004, a General Plan Amendment, and File No. PSP19-001, the South Ontario Logistics Center Specific Plan, have been prepared in accord with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the City of Ontario Guidelines for implementation of CEQA; and

WHEREAS, the EIR has been prepared to address the environmental effects of a Specific Plan (South Ontario Logistics Center) to establish land use designations, development standards, and design guidelines for approximately 219.4 acres of land within Ontario Ranch, generally located north of Merrill Avenue, south of Eucalyptus Avenue, east of Campus Avenue, and west of Grove Avenue; and

WHEREAS, the EIR consists of the Draft EIR and the comments and responses to comments made on the Draft EIR; and

WHEREAS, the EIR for File Nos. PGPA19-004 and PSP19-001 was circulated for a 45-day public review period and a notice of its availability was published in a local newspaper and posted in the Office of the Clerk of the Board of Supervisors of San Bernardino County; and

WHEREAS, copies of the EIR were distributed to the Planning Commission, City departments, and federal, state, regional, local, and other agencies and individuals; and

WHEREAS, to address the requirements of SB330, the certification of the EIR is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a duly noticed public hearing on the EIR at which time all persons wishing to testify were heard and the EIR was fully studied; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR) and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the Planning Commission recommends that the City Council make the following findings:

(1) The EIR contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The EIR was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The EIR reflects the independent judgment of the City Council; and

SECTION 2: ***Planning Commission Action.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing and upon the specific findings set forth in Section 1 above, the Planning Commission recommends that the City Council make the following findings:

(1) The Project EIR analyzed the environmental impacts-associated with the implementation of the South Ontario Logistics Center Specific Plan, and finds that, if the Specific Plan is adopted and development occurs as proposed by this plan, and with implementation of proposed mitigation measures, the following impacts will still be significant and unavoidable:

(a) Air Quality – Impacts related to a net increase in criteria pollutants would remain significant and unavoidable with the implementation of recommended mitigation measures; and

(b) Agricultural Resources – Project-specific impacts and cumulative impacts would remain significant and unavoidable; and

(c) Transportation – Impacts related to intersections are projected to be cumulatively significant and unavoidable; and

(d) Greenhouse Gas Emissions – Project-specific impacts and cumulative impacts would remain significant and unavoidable.

(e) Cultural Resources – Impacts related to demolition of historical resources discovered on site would remain significant and unavoidable.

SECTION 3: ***Recommendation.*** Based upon the findings and conclusions set forth in Sections 1 and 2 above, the Planning Commission hereby recommends that the City Council certify the Project EIR, adopt a Statement of Overriding Considerations, and that the associated Mitigation Monitoring Program also be approved by the City Council.

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East “B” Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-004, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

RESOLUTION NO. PC22-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PGPA19-004, AN AMENDMENT TO THE LAND USE ELEMENT OF THE POLICY PLAN (GENERAL PLAN), REVISING EXHIBIT LU-01 (OFFICIAL LAND USE PLAN) AND EXHIBIT LU-03 (FUTURE BUILDOUT), AFFECTING PROPERTY BORDERED BY EUCALYPTUS AVENUE TO THE NORTH, MERRILL AVENUE TO THE SOUTH, CAMPUS AVENUE TO THE WEST, AND GROVE AVENUE TO THE EAST, FROM APPROXIMATELY 157.1 ACRES OF LOW-MEDIUM DENSITY RESIDENTIAL (5.1-11 DWELLING UNITS PER ACRE) AND APPROXIMATELY 62.4 ACRES OF BUSINESS PARK (0.6 FAR) TO APPROXIMATELY 184.2 ACRES OF INDUSTRIAL (0.55 FAR) AND APPROXIMATELY 35.2 ACRES OF BUSINESS PARK (0.6 FAR), AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02. (SEE ATTACHMENTS 1 AND 2) (PART OF THE GENERAL PLAN AMENDMENT CYCLE ONE FOR THE 2022 CALENDAR YEAR).

WHEREAS, Grove Land Venture, LLC has filed an Application for the approval of a General Plan Amendment, File No. PGPA19-004, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the City of Ontario adopted the Policy Plan (General Plan) as part of The Ontario Plan in January 2010. Since the adoption of The Ontario Plan, the City has evaluated Exhibits LU-01: Official Land Use Plan and LU-03: Future Buildout further and is proposing modifications; and

WHEREAS, the proposed changes to Exhibit LU-01 Official Land Use Plan include changes to land use designations of certain properties shown on Exhibit A to make the land use designations of these properties consistent with the proposed South Ontario Logistics Center Specific Plan as well as the surrounding land uses (Chino Airport to the south) and proposed and approved land use designations and specific plans along the same corridor (Business Park (0.6 FAR) adjacent to Eucalyptus Avenue and Industrial (0.55 FAR) adjacent to Merrill Avenue; Ontario Ranch Business Park Specific Plan to the west; Merrill Commerce Center and West Ontario Commerce Center to the east); and

WHEREAS, Policy Plan Exhibit LU-03 (Future Buildout) specifies the expected buildout for the City of Ontario, incorporating the adopted land use designations. The

proposed changes to Exhibit LU-01 (Official Land Use Plan) will require that Exhibit LU-03 (Future Buildout) is modified to be consistent with Exhibit LU-01 (Official Land Use Plan), as depicted on Exhibit B, attached; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, to address the requirements of SB330, the approval of General Plan Amendment, File PGPA 19-004, is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, as the first action on the Project, on January 25, 2022, the Planning Commission recommended approval of a Resolution recommending City Council certify the South Ontario Logistics Center Specific Plan Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Plan and a Statement of Overriding Considerations; and

WHEREAS, on January 25, 2022 the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the South Ontario Logistics Center Specific Plan Environmental Impact Report ("EIR") (State Clearinghouse No. 2021010318), the Mitigation Monitoring and Reporting Program ("MMRP"), and a Statement of Overriding Considerations, prepared for the project, and supporting documentation. Based upon the facts and information contained in the EIR, MMRP, and Statement of Overriding Considerations and supporting documentation and administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, MMRP, Statement of Overriding Considerations, and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines and the City of Ontario Local CEQA Guidelines; and

(2) The South Ontario Logistics Center Specific Plan EIR, MMRP, and Statement of Overriding Considerations contain a complete and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Planning Commission.

SECTION 2: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State and rely upon the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and

determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 2 above, the Planning Commission hereby recommends that the City Council make the following findings:

(1) The proposed General Plan Amendment is consistent with the goals and policies of The Ontario Plan as follows:

(a) **LU2-1 Land Use Decisions.** We minimize adverse impacts on adjacent properties when considering land use and zoning requests.

Compliance: The proposed General Plan Amendment (GPA) closely coordinates with land use designations in the surrounding area and will not increase adverse impacts on adjacent properties. The Project site is located within the Chino Airport Influence Area and is impacted by Safety Zones 1, 3 and 6. The Safety Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6; therefore staff is in support of the proposed GPA. In addition, the State Division of Aeronautics prohibits the development of new incompatible land uses surrounding existing airports, and as such, the proposed project would create land use consistency with Chino Airport and satisfy the criteria set forth in the Handbook.

(b) **LU4-1 Commitment to Vision.** We are committed to achieving our Vision but realize that it may take time and several interim steps to get there.

Compliance: The proposed land use designation change from Low-Medium Density Residential (5.1 to 11 dwelling units per acre) and Business Park (0.6 FAR), to Industrial (0.55 FAR) and Business Park (0.6 FAR) will provide consistency between the TOP Policy Plan Land Use Plan and the proposed South Ontario Logistics Center Specific Plan and will result in a logical land use pattern in and around the affected areas. The entire corridor of parcels located south of Eucalyptus Avenue, north of Merrill Avenue, east of Euclid Avenue, and west of the Cucamonga Creek Channel are envisioned by the City to be an industrial and business park corridor that serves as a buffer between the airport land use to the south (within the City of Chino), and the future commercial, residential, and mixed-use land uses to be located north of Eucalyptus Avenue.

(c) **LU5-7 ALUCP Consistency with Land Use Regulations**. We comply with state law that requires general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

Compliance: The proposed project is located within Overflight Zones of ONT. A consistency determination was completed, and the proposed project is consistent with the policies and criteria of the ONT ALUCP. The Project site is also located within the Chino Airport Influence Area (AIA) and is impacted by Safety Zones 1, 3 and 6. The Safety

Zone policies and criteria provide restrictions that limit the height and placement of buildings, lot coverage, concentration of people, the storage of hazardous materials, and excludes or limits sensitive land uses (residential, schools, day care centers, hospitals, etc.). The Project site is also impacted by existing aircraft traffic patterns from Runway 3-21, where aircraft fly directly over the Project site while making Touch-and-Go landings. State law requires that local jurisdictions "rely upon" the compatibility guidance provided by the California Airport Land Use Planning Handbook (published by the Caltrans, Division of Aeronautics) for establishing compatible land uses. The existing General Plan Low-Medium Density Residential land designation is considered an incompatible land use within the Safety Zones and prohibits residential land uses within Safety Zone 1, limits residential density to one dwelling unit per 2-acre lot in Safety Zone 3 and limits 300 people per acre within Safety Zone 6. The proposed General Plan amendment from Business Park and Low-Medium Density Residential to Industrial and Business Park would create land use consistency with Chino Airport and satisfy the criteria set forth in the California Airport Land Use Planning Handbook.

(d) **S4-6 Airport Noise Compatibility.** We utilize information from Airport Land Use Compatibility Plans to prevent the construction of new noise sensitive land uses within airport noise impact zones.

Compliance: The Project site is located within the 55-60 dB CNEL noise contour for Chino Airport. Sensitive land uses (e.g., schools, residences) would be prohibited within the 55-60 dB CNEL noise contour. Allowed uses include warehouse, light manufacturing, ancillary office/commercial, and professional office uses; therefore, no significant impacts are anticipated.

(2) The proposed General Plan Amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City;

(3) The Land Use Element is a mandatory element of a General Plan, which pursuant to Government Code Section 65358, is allowed up to four general plan amendments per calendar year. This General Plan Amendment is the first amendment to the Land Use Element during the 2022 calendar year, consistent with state law.

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the

Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply."

SB 330 amends Government Code Sections 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

| ***Table 1: Project Cost Estimate by Project Area*** | |
|---|---|
| ***Project Name*** | ***Cost Estimate*** |
| Ontario Ranch Business Park Phase 1 (Specific Plan - Approved) | $72,151,000 |
| South Ontario Logistics Center (Specific Plan – Subject Project, Under Review) | $59,780,000 |
| Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review) | $12,400,000 |
| **Total** | **$144,331,000** |

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element in

February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

(5) During the amendment of the general plan, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with Government Code Section 65351.

SECTION 4: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the proposed General Plan Amendment, as depicted in Attachment 1 (Policy Plan Land Use Plan (Exhibit LU-01) Revision) and Attachment 2 (Future Buildout (Exhibit LU-03) Revision) of this Resolution.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-005, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

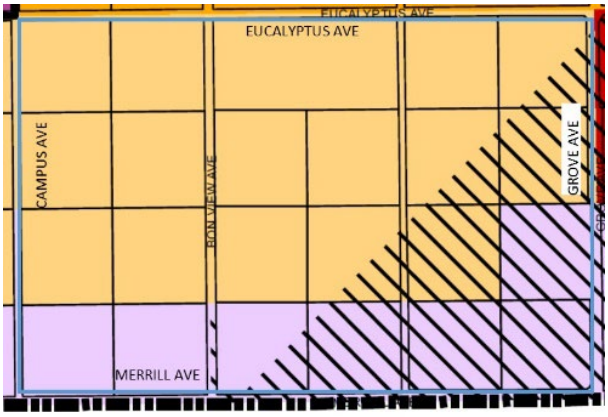
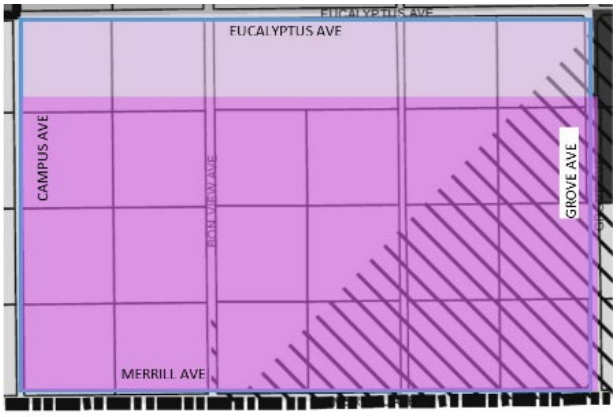
NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

## ATTACHMENT 1: Policy Plan Land Use Plan (Exhibit LU-01) Revision

| Existing Policy Plan Land Use | Proposed Policy Plan Land Use |
|---|---|
|  |  |
| Low-Medium Density Residential<br>Business Park | Business Park<br>Industrial |

**Assessor Parcel Number(s) Involved**

Properties bound by Eucalyptus Avenue to the north, Merrill Avenue to the south, Campus Avenue to the west and Grove Avenue to the east

1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02

## ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Residential** | | | | | | |
| Rural | 529 | 2.0 du/ac | 1,059 | 4,232 | | |
| Low Density[6] | 7,255 | 4.0 du/ac (OMC)<br>4.5 du/ac (NMC) | 30,584 | 122,244 | | |
| Low-Medium Density[6] | ~~1,000~~<br>981 | 8.5 du/ac | ~~8,500~~<br>8,339 | ~~33,976~~<br>33,331 | | |
| Medium Density | 1,897 | 18.0 du/ac (OMC)<br>22.0 du/ac (NMC) | 38,200 | 133,791 | | |
| High Density | 183 | 35.0 du/ac | 6,415 | 21,470 | | |
| *Subtotal* | ~~*10,865*~~<br>*10,845* | | ~~*84,758*~~<br>*84,597* | ~~*315,713*~~<br>*315,068* | | |
| **Mixed Use** | | | | | | |
| • Downtown | 113 | • 60% of the area at 35 du/ac<br>• 40% of the area at 0.80 FAR for office and retail | 2,365 | 4,729 | 1,569,554 | 2,808 |
| • East Holt Boulevard | 57 | • 25% of the area at 30 du/ac<br>• 50% of the area at 1.00 FAR office<br>• 25% of area at 0.80 FAR retail | 428 | 856 | 1,740,483 | 3,913 |
| • Meredith | 93 | • 23% of the area at 37.4 du/ac<br>• 72% at 0.35 FAR for office and retail uses<br>• 5% at 0.75 FAR for Lodging | 800 | 1,600 | 1,172,788 | 1,462 |
| • Transit Center | 76 | • 10% of the area at 60 du/ac<br>• 90% of the area at 1.00 FAR office and retail | 457 | 913 | 2,983,424 | 5,337 |
| • Inland Empire Corridor | 37 | • 50% of the area at 20 du/ac<br>• 30% of area at 0.50 FAR office<br>• 20% of area t 0.35 FAR retail | 368 | 736 | 352,662 | 768 |
| • Guasti | 77 | • 20% of the area at 30 du/ac<br>• 30% of area at 1.00 FAR retail<br>• 50% of area at 0.70 FAR office | 465 | 929 | 2,192,636 | 4,103 |
| • Ontario Center | 345 | • 30% of area at 40 du/ac<br>• 50% of area at 1.00 FAR office<br>• 20% of area at 0.50 FAR retail | 4,139 | 8,278 | 9,014,306 | 22,563 |
| • Ontario Mills | 240 | • 5% of area at 40 du/ac<br>• 20% of area at 0.75 FAR office<br>• 75% of area at 0.50 FAR retail | 479 | 958 | 5,477,126 | 7,285 |
| • NMC West/South | 315 | • 30% of area at 35 du/ac<br>• 70% of area at 0.70 FAR office and retail | 3,311 | 6,621 | 6,729,889 | 17,188 |
| • NMC East | 264 | • 30% of area at 25 du/ac<br>• 30% of area at 0.35 FAR for office<br>• 40% of area at 0.3 FAR for retail uses | 1,978 | 3,956 | 2,584,524 | 4,439 |
| • Euclid/Francis | 10 | • 50% of the area at 30 du/ac<br>• 50% of area at 0.80 FAR retail | 156 | 312 | 181,210 | 419 |
| • SR-60/ Hamner Tuscana Village | 41 | • 18% of the area at 25 du/ac<br>• 57% of the area at 0.25 FAR retail<br>• 25% of the area at 1.50 FAR office | 185 | 369 | 924,234 | 2,098 |
| *Subtotal* | ***1,668*** | | ***15,129*** | ***30,257*** | ***34,922,836*** | ***72,383*** |

## ATTACHMENT 2: Future Buildout (Exhibit LU-03) Revision Continued

### LU-03 Future Buildout[1]

| Land Use | Acres[2] | Assumed Density/Intensity[3] | Units | Population[4] | Non-Residential Square Feet | Jobs[5] |
|---|---|---|---|---|---|---|
| **Retail/Service** | | | | | | |
| Neighborhood Commercial[6] | 281 | 0.30 FAR | | | 3,671,585 | 8,884 |
| General Commercial | ~~519~~ 476 | 0.30 FAR | | | ~~6,788,695~~ 6,220,368 | ~~6,307~~ 5,799 |
| Office/ Commercial | ~~514~~ 490 | 0.75 FAR | | | ~~16,805,775~~ 16,008,300 | ~~37,269~~ 35,497 |
| Hospitality | 142 | 1.00 FAR | | | 6,177,679 | 7,082 |
| *Subtotal* | ~~*1,457*~~ *1,389* | | | | ~~*33,443,735*~~ *32,077,932* | ~~*59,542*~~ *57,262* |
| **Employment** | | | | | | |
| Business Park | ~~1,507~~ 1,531 | 0.40 FAR | | | ~~26,261,610~~ 26,676,144 | ~~46,075~~ 46,817 |
| Industrial | ~~6,384~~ 6,446 | 0.55 FAR | | | ~~152,947,800~~ 154,433,268 | ~~134,383~~ 134,511 |
| *Subtotal* | ~~*7,891*~~ *7,977* | | | | ~~*179,209,410*~~ *181,109,412* | ~~*180,459*~~ *181,328* |
| **Other** | | | | | | |
| Open Space–Non-Recreation | 1,232 | Not applicable | | | | |
| Open Space–Parkland[6] | 950 | Not applicable | | | | |
| Open Space-Water | 59 | Not applicable | | | | |
| Public Facility | 97 | Not applicable | | | | |
| Public School | 632 | Not applicable | | | | |
| LA/Ontario International Airport | 1,677 | Not applicable | | | | |
| Landfill | 137 | Not applicable | | | | |
| Railroad | 251 | Not applicable | | | | |
| Roadways | 4,871 | Not applicable | | | | |
| *Subtotal* | *9,906* | | | | | |
| ***Total*** | ***31,786*** | | ~~*99,887*~~ *99,726* | ~~*345,971*~~ *345,325* | ~~*247,575,980*~~ *248,110,180* | ~~*312,383*~~ *310,973* |

Notes
1 Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel and are, on average, lower than allowed by the Policy Plan. Accordingly, the buildout projections in this Policy Plan do not assume buildout at the maximum density or intensity and instead are adjusted downward. To view the buildout assumptions, access the Methodology report.
2 Acres are given as adjusted gross acreages, which do not include the right-of-way for roadways, flood control facilities, or railroads.
3 Assumed Density/Intensity includes both residential density, expressed as units per acre, and non-residential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot.
4 Projections of population by residential designation are based on a persons-per-household factor that varies by housing type. For more information, access the Methodology report.
5 To view the factors used to generate the number of employees by land use category, access the Methodology report.
6 Acreages and corresponding buildout estimates for these designations do not reflect underlying land uses within the Business Park, Industrial and Commercial Overlays. Estimates for these areas are included within the corresponding Business Park, Industrial and General Commercial categories.

RESOLUTION NO. PC22-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, RECOMMENDING THE CITY COUNCIL APPROVE THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN (FILE NO. PSP19-001), TO ESTABLISH LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF GENERAL INDUSTRIAL AND BUSINESS PARK LAND USES ON 219.39 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, GROVE AVENUE ON THE EAST, AND CAMPUS AVENUE ON THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, and 1054-301-02.

WHEREAS, Grove Land Venture, LLC (“Applicant”) has filed an Application for the approval of a Specific Plan, File No. PSP19-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 219.4 acres of land, bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Grove Avenue on the east, and Campus Avenue on the west, within the Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) land use designations, and is presently improved with agriculture/dairy and single-family residential uses; and

WHEREAS, the property to the north of the project site is within the SP(AG) zoning district and is currently developed with agricultural uses and a dairy farm. The property to the east is within the Merrill Commerce Center Specific Plan and is currently developed with agricultural uses and a dairy farm. The property to the south of the project site is located within the City of Chino and is developed with the Chino Airport. The property to the west of the project site is located within the SP(AG) zoning district and is developed with agricultural and dairy uses; and

WHEREAS, the South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensuring that excellence in community design is achieved during project development. In addition, the Specific Plan will establish the procedures and requirements to approve new development within the project site to ensure The Ontario Plan (“TOP”) goals and policies are achieved; and

WHEREAS, the South Ontario Logistics Center Specific Plan consists of approximately 219.4 acres of land, which includes the potential development of up to 5,333,518 square feet of business park and industrial development; and

WHEREAS, a request for approval of a General Plan Amendment (File No. PGPA19-004) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 219.4 acres of land from Low-Medium Density Residential (5.1-11 du/ac) and Business Park (0.6 FAR) to Industrial (0.55 FAR) and Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes has also been submitted as part of the proposed South Ontario Logistics Center Specific Plan; and

WHEREAS, the land use intensity of the South Ontario Logistics Center Specific Plan anticipated in the five planning areas is consistent with TOP. The Specific Plan is proposing a maximum 0.6 Floor Area Ratio (FAR) within the Business Park land use designation (Planning Areas 1 and 3) located along the northern portion of the Specific Plan area. Planning Area 1 is 23.65 acres in size and can be potentially developed with 618,076 square feet of business park development. Planning Area 3 is 11.52 acres in size and can potentially be developed with 300,972 square feet of business park development. In addition, buildings within the Business Park land use area that front onto a public right-of-way shall not exceed a 125,000 square-foot building footprint. The Specific Plan is proposing a maximum 0.55 FAR within the Industrial land use designation (Planning Areas 2, 4, and 5) located along the southern portion of the Specific Plan. Planning Area 2 is 106.71 acres in size and can potentially be developed with 2,556,442 square feet of industrial development. Planning Area 4 is 60.06 acres in size and can potentially be developed with 1,438,914 square feet of industrial development. Planning area 5 is 17.45 acres in size and can potentially be developed with 419,114 square feet of industrial development. The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial; and

WHEREAS, the South Ontario Logistics Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, the South Ontario Logistics Center Specific Plan does not conflict with the Land Use Policies of the General Plan (Policy Plan component of TOP) and will provide for development, in a manner consistent with the General Plan. The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific

Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, an Environmental Impact Report ("EIR") (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration have been prepared in accord with the California Environmental Quality (CEQA), the State CEQA Guidelines and the City of Ontario Guidelines to address the environmental effects of the Specific Plan (South Ontario Logistics Center); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and make a recommendation on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, to address the requirements of SB330, the approval of the South Ontario Logistics Center Specific Plan is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates

regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending body for the Project, the Planning Commission has reviewed and considered the information contained in the Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration prepared for the project and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the Planning Commission finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Consideration reflects the independent judgment of the Planning Commission.

SECTION 2: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance and Chino Airport Influence Area.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State and rely upon the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International

Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the recommending authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Section 1 and 2, above, the Planning Commission hereby recommends that the City Council make the following findings:

(1) The approximately 219.4-acre South Ontario Logistics Center Specific Plan is suitable for business park and industrial development and is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed land uses in the proposed districts will also be in harmony in terms of access, size, and compatibility with existing land use in the surrounding area; and

(2) The proposed South Ontario Logistics Center Specific Plan is in conformance with the Land Use Policies and Goals of the Policy Plan and will provide standards and guidelines for the harmonious development within the districts, in a manner consistent with the Policy Plan. The Specific Plan is proposing business park and industrial type development for the approximately 219.4-acre site, which is what is proposed to be mandated by the land use plan of the Policy Plan, therefore, the proposed industrial uses will be in conformance with the policies and goals of the Policy Plan; and

(3) During the South Ontario Logistics Center Specific Plan review, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with California Government Code Section 65351; and

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 (“SB 330”) – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature’s extensive findings regarding the California “housing supply crisis” with “housing demand far outstripping supply.”

SB 330 amends Government Code Section 65589.5, adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project “would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…” such as where the housing development project is

proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

> *(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer

infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

| ***Table 1: Project Cost Estimate by Project Area*** | |
|---|---|
| ***Project Name*** | ***Cost Estimate*** |
| Ontario Ranch Business Park Phase 1 (Specific Plan - Approved) | $72,151,000 |
| South Ontario Logistics Center (Specific Plan – Subject Project, Under Review) | $59,780,000 |
| Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review) | $12,400,000 |
| **Total** | **$144,331,000** |

In order to demonstrate “no net loss of residential capacity,” the Project will be required to demonstrate increased residential zoning capacity on a “SB330 Replacement Site” by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to 11 du/ac). In tandem with the City’s adoption of the 6th Cycle Housing Element in February 2022, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential (“MDR”) when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to the February 15, 2022, City Council hearing for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The

Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

SECTION 4: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the Planning Commission hereby RECOMMENDS THE CITY COUNCIL APPROVE the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment B," and incorporated herein by this reference.

SECTION 5: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 7: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a regular meeting thereof held on the 25th day of January, 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-006, was duly passed and adopted by the Planning Commission of the City of Ontario at their regular meeting held on January 25, 2022, by the following roll call vote, to wit:

AYES: Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: Anderson

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ***ATTACHMENT A:***

# File No. PSP19-001
# South Ontario Logistics Center Specific Plan

*(Document to follow this page)*

# SOUTH ONTARIO LOGISTICS CENTER **SPECIFIC PLAN**





Oct 2021

**1808**

# SOUTH ONTARIO LOGISTICS CENTER

## SPECIFIC PLAN

## City of Ontario

**Specific Plan**

**Developer**

Real Estate Development Associates, LLC

4450 MacArthur Blvd., Suite 100

Newport Beach, CA 92660

(949) 216-7300

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# South Ontario Logistics Center Specific Plan

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Water Technical Study

Sewer Technical Study

Potable Water Technical Study

Recycled Water Technical Study

Sewer Subarea Master Plan (SSAMP)

# 1.0 INTRODUCTION

The South Ontario Logistics Center Specific Plan (this "Specific Plan") is one of the initial industrial specific plans implementing the vision outlined by the City of Ontario for the Ontario Ranch area (formerly New Model Colony). The Ontario Ranch area covers 8,200 acres of the former 14,000-acre San Bernardino Agricultural Preserve, which was historically used for dairy or cattle farming by descendants of Dutch, French Basque, Portuguese, and Mexican families.

The Agricultural Preserve was divided in 1999, with portions incorporated into the three adjacent cities of Chino, Chino Hills, and Ontario. The City of Ontario named its portion the *New Model Colony* after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchases (Mutual Water Company), a grand boulevard (Euclid Avenue), and an agricultural college (Chaffey College, established 1885).

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The land use plan for Ontario Ranch provides for housing, commercial and industrial areas, parks, a lake, a golf course, and trail and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long-term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch.

## 1.1 Purpose and Intent of the Specific Plan

The South Ontario Logistics Center Specific Plan provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, architectural character, and landscape within the community, ensuring that excellence in community design is achieved during project development. The Specific Plan establishes the procedures and requirements to approve new development within the project site.

The purpose of the Specific Plan is to:

1. Provide a planning framework that responds to the physical and market driven aspects of future development opportunities;
2. Specify adequate and coordinated infrastructure, utilities, and public services for this area of the Ontario Ranch;
3. Promote compatible uses and interfaces with adjacent properties;

4. Ensure the appropriate location and intensity of uses through new development parameters; and
5. Conform with State laws and local ordinances and policies for the preparation of the Specific Plan.

The objectives of the Specific Plan are to:

1. Create a professional, well-maintained, and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex.
2. Provide the entitlements and framework for the development of at least 5.3 million square feet of business park and light industrial uses.
3. Provide employment opportunities for community residents.
4. Facilitate the construction of utilities, roads, and other major infrastructure that are sufficiently sized to adequately serve the Specific Plan area.
5. Expand Ontario's industrial uses in proximity to local airports and regional transportation networks.
6. Create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area and implement the Specific Plan vision.

## 1.2 Project Description

This Specific Plan is the regulatory document for the South Ontario Logistics Center, accommodating up to 5,333,518 square feet of business park and general industrial uses on approximately 219 gross acres of land. The Specific Plan addresses consistency with The Ontario Plan; provides a development plan identifying land uses, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan.

The South Ontario Logistics Center is envisioned to contain business park and industrial buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. The business park uses in smaller buildings are positioned along Eucalyptus Avenue while industrial uses in larger warehouse-style buildings comprise the balance of the site. As designed, building users are expected to be a mixture of local, national, and international businesses that bring job opportunities and economic growth to Ontario. A summary of the land uses is as follows:

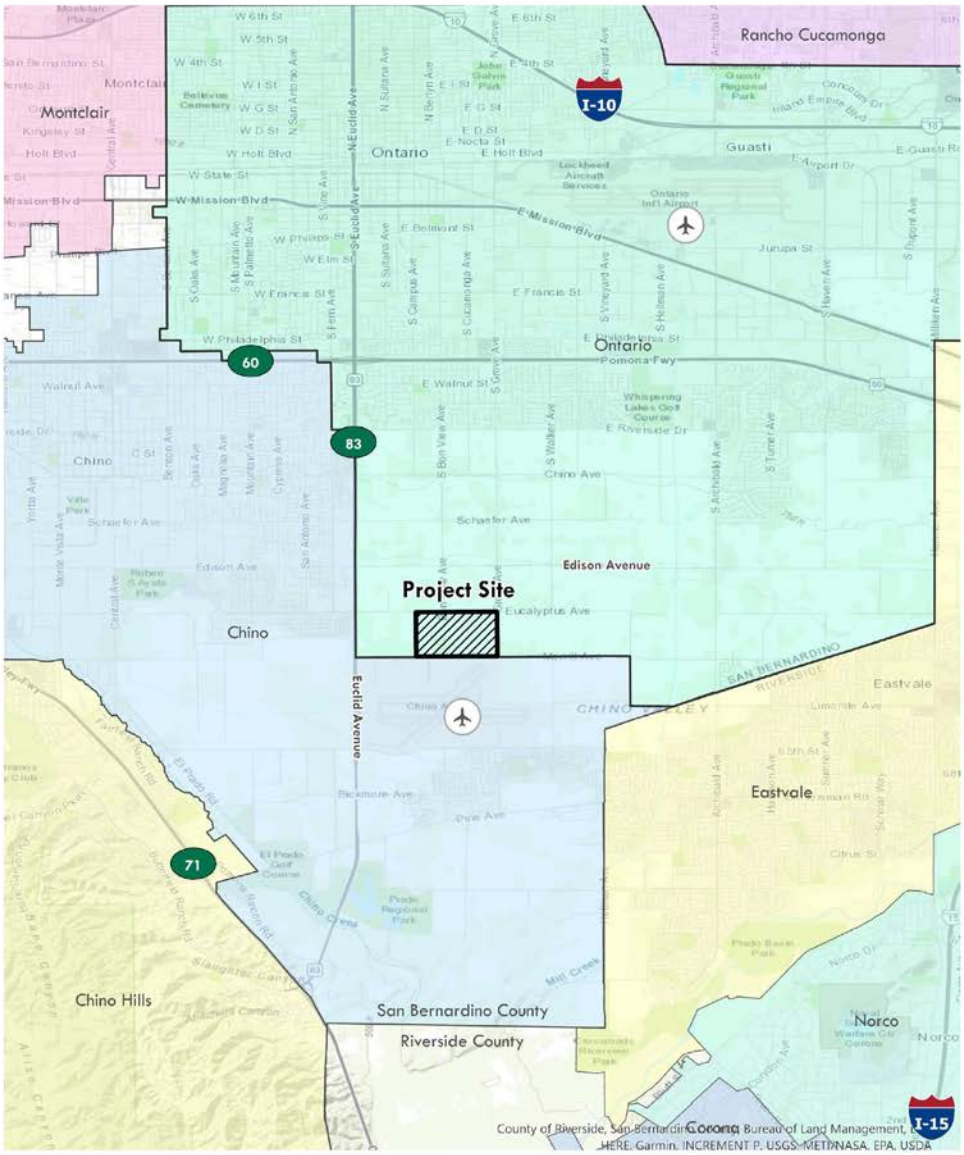
### Table 1.0 Land Use Summary

| Land Use Designation | Acreage | Maximum Building Square Footage |
|---|---|---|
| Business Park Planning Areas | 35.17 AC | 919,048 SF |
| Industrial – General Planning Areas | 184.22 AC | 4,414,470 SF |
| Total | 219.39 AC | **5,333,518 SF** |

## Location and Specific Plan Boundary

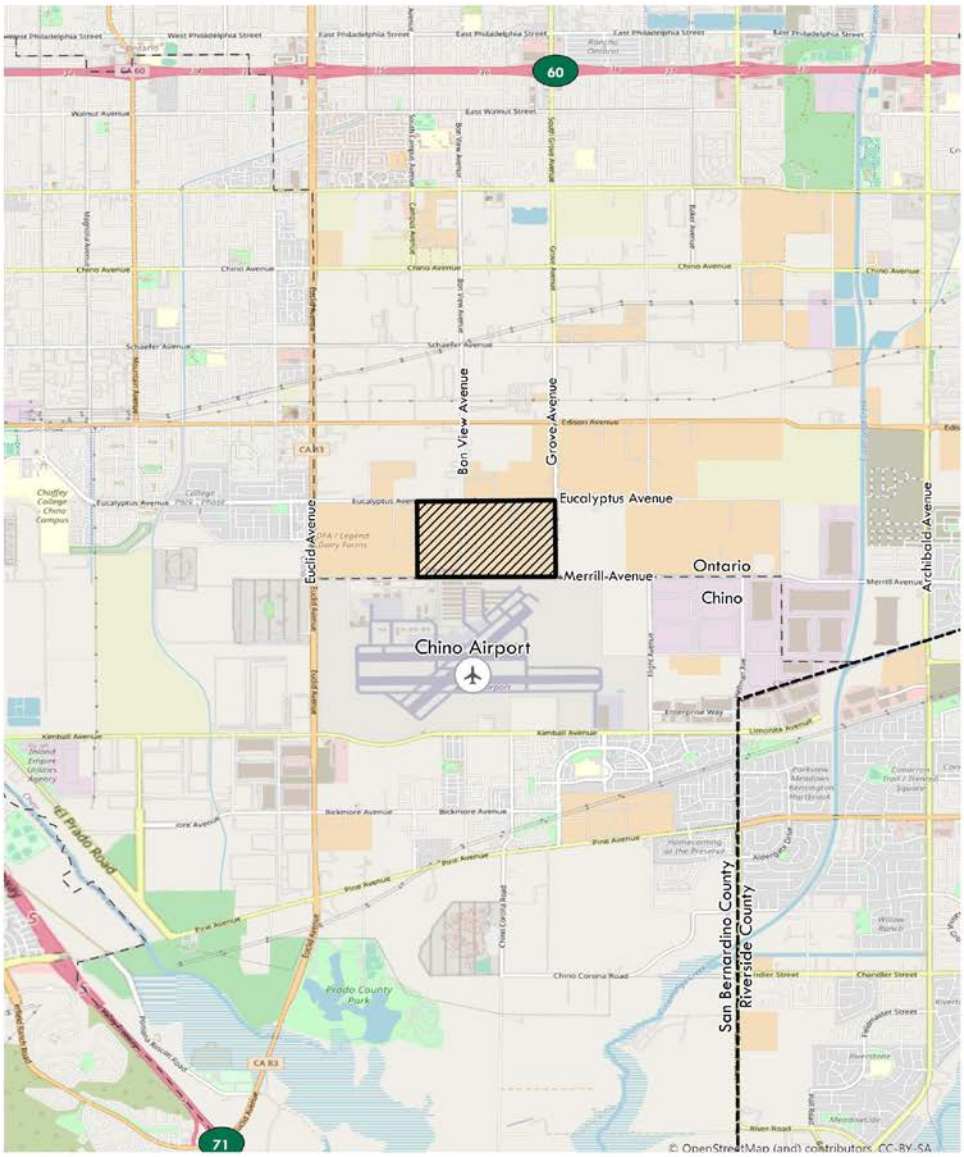
The Specific Plan area is located in the southwestern portion of the city of Ontario within the community called Ontario Ranch (Figure 1.1, Regional Map). The site is approximately 0.80 miles east of State Route 83 (CA-83); 2.97 miles south of State Route 60 (CA-60); 4.5 miles west of Interstate 15 (I-15); and 7.5 miles north of State Route 91 (CA-91) (Figure 1.2, Vicinity Map). The Specific Plan area encompasses 23 parcels bounded by Eucalyptus Avenue on the north, Grove Avenue on the east, Merrill Avenue on the south, Campus Avenue on the west, and consists of the following Assessor Parcel Numbers (APNs): 1054-071-01, -02; 1054-081-03; 1054-091-01, -02; 1054-101-01, -02; 1054-231-01, -02; 1054-241-01, -02; 1054-321-01, -02; 1054-311-01, -02; 1054-051-01, -02; 1054-061-01, -02; 1054-251-01, -02, 1054-301-01, -02. (Figure 1.3, Specific Plan Boundary).

# Regional Map



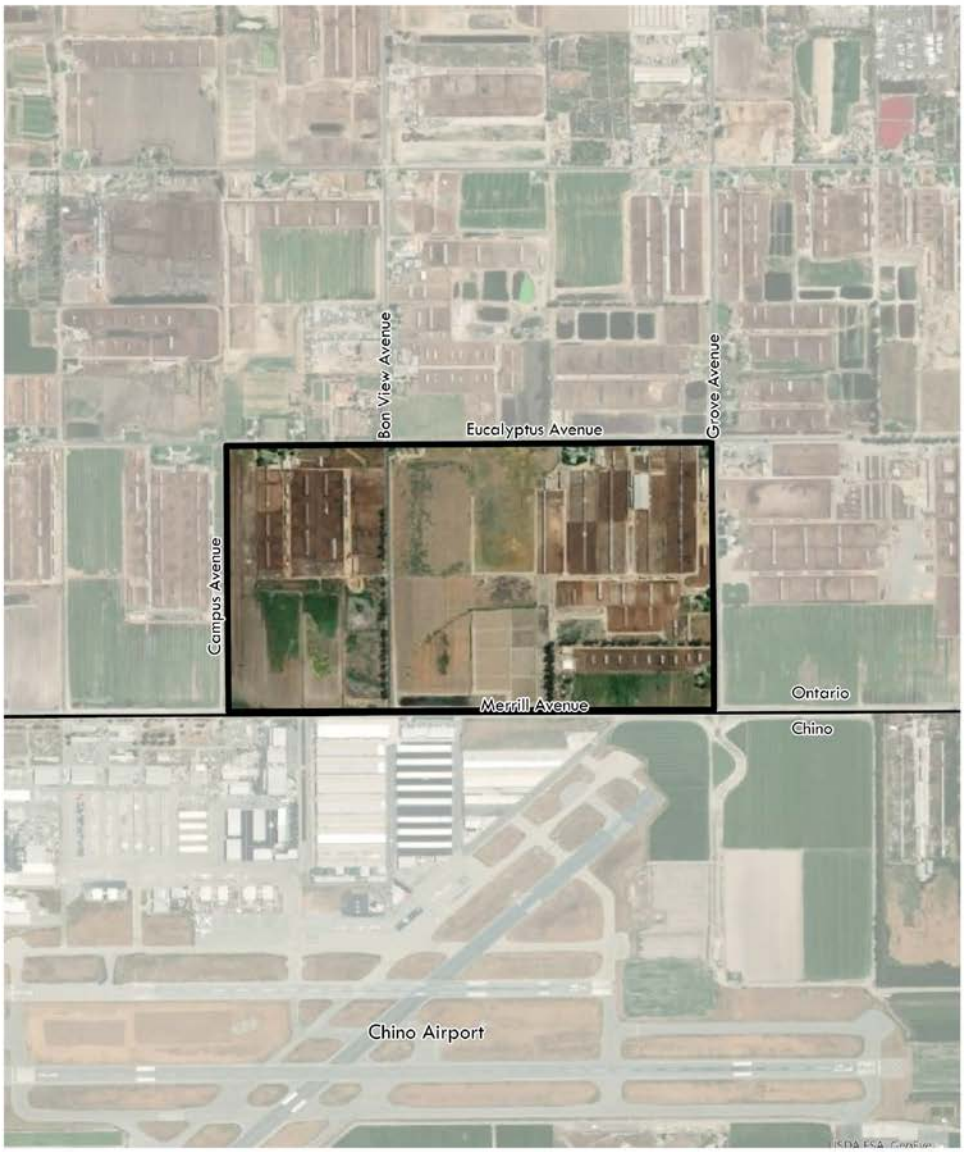

South Ontario Logistics Center Specific Plan **Figure 1.1**

## Vicinity Map




South Ontario Logistics Center Specific Plan **Figure 1.2**

## Specific Plan Boundary




South Ontario Logistics Center Specific Plan **Figure 1.3**

### Employment Generation

At build-out, the South Ontario Logistics Center is anticipated to create hundreds of jobs in warehousing, logistics, light manufacturing, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of office, business park, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse since many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Ontario's competitive advantage in the region. South Ontario Logistics Center will also provide expanded opportunities for start-up businesses.

### Infrastructure Framework

In cooperation with adjacent property owners and developers, the Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch. The Specific Plan identifies master planned domestic water, recycled water, sewer, storm drain and fiber optic infrastructure.

### Community Compatibility

The Specific Plan land use plan designates the northern frontage along Eucalyptus Avenue as Business Park, which provides for smaller scale buildings with less intense uses. The Industrial designation is applied to the remainder of the Specific Plan area, which is adjacent to the Chino Airport across Merrill Avenue.

## 1.3 Specific Plan Requirements

The range of topics addressed in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

## 1.4 Authority and Scope of the Specific Plan

The Ontario Plan requires approval of a Specific Plan for development within Ontario Ranch to guide development of the project site, ensure unified districts and neighborhoods, and implement the City's goals and policies. The City of Ontario has zoned the project site SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. This Specific Plan provides zoning regulations to govern development of

the site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance (a regulatory plan) or resolution (a policy driven plan). This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance.

As a regulatory plan, this document serves as zoning law for the land within the Specific Plan area. Development plans, site plans, and tentative tract and parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation measures. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125.

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan (California Government Code Section 65455). The California Government Code also requires compatibility with local, regional and other planning measures. For example, the Specific Plan must be consistent with any applicable comprehensive airport land use plan (ALUP) (California Government Code Section 65302.3). After adoption, any identification of inconsistency must be followed by amendment of either the existing plans and regulations or the specific plan itself. Failure to correct inconsistencies can result in the inability to enforce specific plan regulations and policies.

## 1.5 Other Governing Documents

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and an Implementation Plan tailored to the South Ontario Logistics Center, the following documents also contain applicable information:

- The Ontario Policy Plan (which serves as the City's State mandated General Plan) that includes City-wide policies pertaining to land use, housing, mobility, safety, environmental resources, parks & recreation, community economics, community design, and social resources.
- The City of Ontario Development Code, which governs over topics on which this Specific Plan's development regulations are silent. (Where the requirements of this Specific Plan differ from the requirements of the Ontario Development Code, this Specific Plan takes precedence.)
- The South Ontario Logistics Center Development Agreement, which specifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of the property may proceed subject to Ontario's rules and regulations in effect at the time of this Specific Plan's approval.
- The Airport Land Use Compatibility Plans for Ontario International Airport (ONT) and Chino Airport. The City of Ontario is currently preparing an Airport Land Use Compatibility Plan for Chino Airport which relies on the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics, that

is expected to be adopted in 2021. The Chino Airport Land Use Compatibility Plan will establish policies and criteria for the four types of compatibility impacts which include safety, noise, airspace protection, and overflight. Projects within the Specific Plan boundary shall be required to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans for Ontario International Airport and Chino Airport.

- The Mitigation Monitoring and Reporting Program (MMRP) that is part of the South Ontario Logistics Center's Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act. The MMRP stipulates measures that are required to be implemented to mitigate the environmental effects of the commerce center's construction and operation.

## 1.6 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report (EIR) addressing the impacts associated with the development of a project must be considered and certified by the City prior to approval of a Specific Plan.

To address potential environmental impacts, it is anticipated that an EIR will be prepared. The EIR will analyze the potential environmental impacts of the adoption and implementation of the Specific Plan and any concurrently processed permits. The EIR for the Specific Plan will be helpful in dealing with concurrently processed implementing projects (such as development within the Specific Plan and/or related infrastructure provision) and subsequent activities within the Specific Plan area. With a detailed analysis of the Specific Plan and associated development, many subsequent activities, such as grading permits or other development permits, could be found to be within the scope of the project described in the EIR, and no further environmental documents would be required.

## 1.7 Organization of this Specific Plan

The Specific Plan is organized by chapter as follows:

1. **Introduction.** This chapter states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. **Existing Conditions.** This chapter explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.

3. **Development Plan.** This chapter establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, drainage, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. **Land Use and Development Regulations.** This chapter establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. **Design Guidelines.** This chapter provides direction for site planning, architecture, and landscape design in the Specific Plan area.

6. **Administration and Implementation.** This chapter provides requirements for development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. **The Ontario Plan Consistency.** This chapter describes the Specific Plan's conformance with The Ontario Plan.

# 2.0 EXISTING CONDITIONS

The following sections document the conditions prior to the adoption of this Specific Plan, including land uses, airport influence areas, Williamson Act contracts, land use designations, circulation, and environmental conditions.

## 2.1 Existing and Surrounding Land Uses

The Specific Plan area is occupied by agricultural uses, including a dairy farm, row crops, and vacant land. Approximately six residences that house the dairy owner and workers are also located within the Specific Plan area. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier.

Figure 2.1 shows the existing uses in the vicinity, which include:

- North across Eucalyptus Avenue: dairy farm and agricultural row crops
- South across Merrill Avenue: Chino Airport (City of Chino)
- East across Grove Avenue: dairy farm and agricultural row crops
- West across Campus Avenue: dairy farm and agricultural row crops

The Ontario Plan designates the surrounding areas in Ontario Ranch for business park, commercial, and residential uses.

## 2.2 Airport Influence Areas

### Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario. While a Real Estate Transaction Disclosure policy is not required for non-residential land, developers or tenants may purchase a Natural Hazard Disclosure report that would indicate that the property is in an Airport Influence Area.

### Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 1, 3 and 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook) as shown in Figure 2.2 Airport Influence Areas.

The following open land and occupancy limit requirements shall apply in Chino Airport Safety Zones, as established by the Chino Airport Compatibility Plan.

Zone 1: No buildings shall be located in Safety Zone 1.
Zone 3: At least 15% of the zone shall remain as open land* and occupancy shall be limited to 100 people per acre on average and a maximum of 300 people in any one acre.

Zone 6: At least 10% of the zone shall remain as open land* or an open area every ¼ mile to ½ mile is required; occupancy shall be limited to 300 people per acre on average and a maximum of 1,200 people in any one acre.

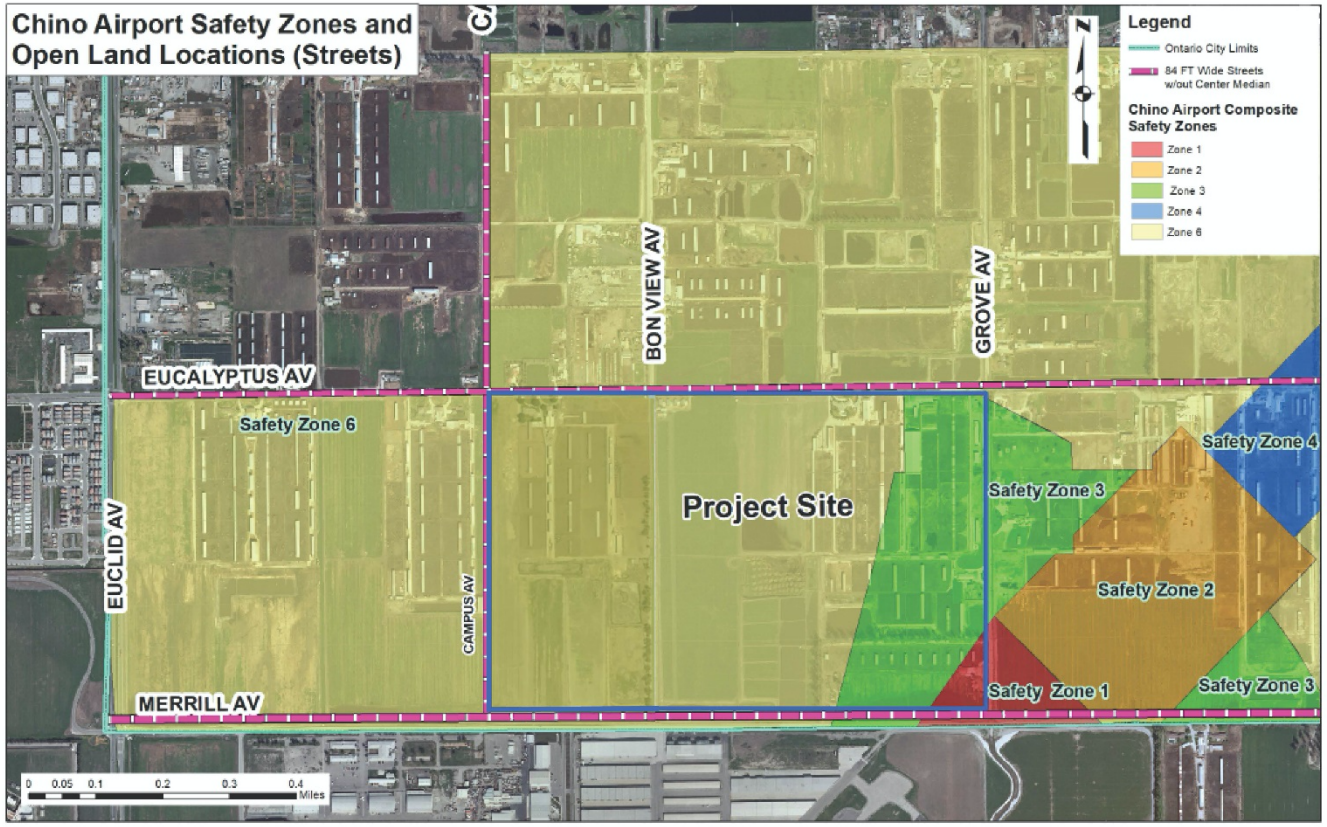
* Open land is defined as areas at least 300 feet long by 75 feet wide (about 0.5 acre) that are relatively level and free of tall vertical objects such as structures, overhead lines/wires, and large trees and poles greater than 4 inches in diameter and taller than 4 feet above the ground. Parking lots can be considered as acceptable open lands. In the Specific Plan area, surrounding roads (Eucalyptus, Campus and Merrill Avenues), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

## Existing Surrounding Land Uses




South Ontario Logistics Center Specific Plan **Figure 2.1**

## Airport Influence Areas




South Ontario Logistics Center Specific Plan

**Figure 2.2**

## 2.3 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. At the time this Specific Plan was prepared (2021), there is an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061-01, 02. However, a notice of non-renewal was recorded, starting the process to terminate this Contract. As one of the discretionary actions associated with the South Ontario Logistics Specific Plan, these existing Williamson Act Contracts will be cancelled. Cancellation would comply with provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee.

## 2.4 Existing Ontario Plan and Zoning Land Use Designations

The Ontario Plan existing land use designations and existing zoning map designations for the Specific Plan area (prior to adoption of the South Ontario Logistics Center Specific Plan) are shown in Figure 2.3.

The Ontario Plan existing land use designations are:

- Business Park (0.6 Floor Area Ratio (FAR))
  Assessor Parcel Number (APN): 1054-231-02; 1054-321-01, -02; 1054-311-02; 1054-331-01; 1054-301-01, -02.

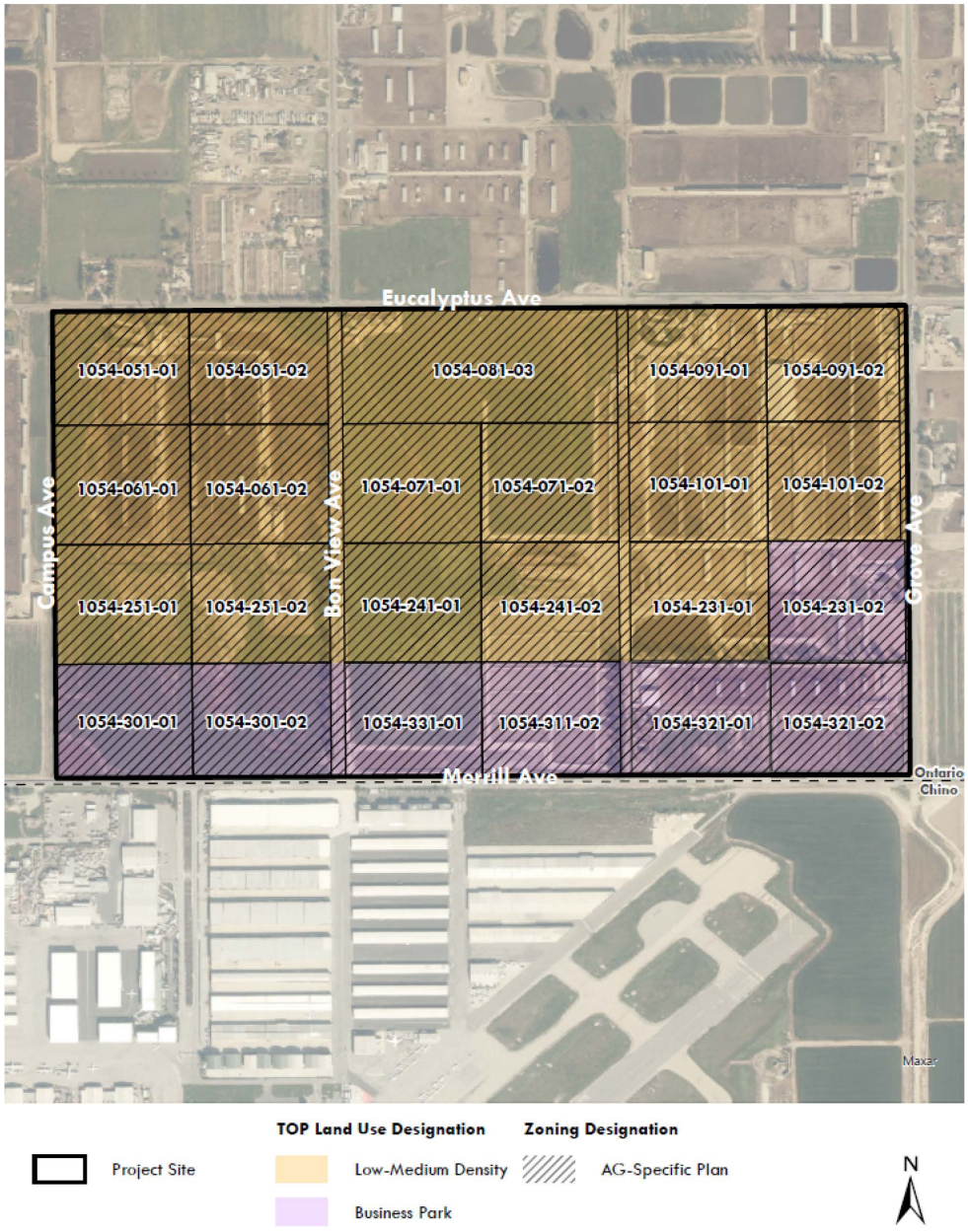
- Low-Medium Density Residential (5.1 – 11 dwelling units per acre)
  APN: 1054-071-01, -02; 1054-081-03; 1054-091-01, -02, 1054-101-01, -02; 1054-231-01; 1054-241-01, -02, 1054-252-01, -02, 1054-061-01, -02, 1054-051-01,-02.

- Chino Airport Overlay
  APN: 1054-101-02; 1054-231-01, -02; 1054-311-02, 1054-321-01, -02 and portions of 1054-091-02; 1054-101-01; 1054-241-02; 1054-311-01

The project includes an application for a General Plan Amendment to change the land use designations to Industrial and Business Park, as discussed in Chapter 3, Development Plan.

The existing zoning designation is SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. The AG Overlay indicates that the land can continue to be used for agricultural uses, but the SP District designation requires approval of a specific plan by the City for urban development of the project site.

## Existing TOP Land Use and Zoning




South Ontario Logistics Center Specific Plan **Figure 2.3**

## 2.5 Existing Circulation

The Specific Plan area is located approximately three miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located west of the Specific Plan area, as shown in Figure 1.1 and Figure 1.2 .

Vehicular circulation in the Specific Plan area is provided by Eucalyptus Avenue on the north, Merrill Avenue on the south, Grove Avenue on the east, and Campus Avenue on the west.

Grove, Eucalyptus, Campus and Merrill Avenues do not provide fully dedicated rights-of-way as specified in The Ontario Plan and lack major street and parkway improvements.

Bon View Avenue is a fully dedicated street but lacks street and parkway improvements.

The site currently takes access from multiple drive entrances off Grove Avenue and Eucalyptus Avenue. There are no site access points from Merrill and Bon View Avenues due to dirt berms along these property lines.

There is an existing unused dedicated paper street (Cucamonga Avenue) that runs north/south through the center of the site that will be vacated.

There are no traffic signals located at the street intersections bordering the site.

No sidewalks exist adjacent to the site.

## 2.6 Existing Environmental Conditions

### Topography

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation.

### Geology, Soils, and Seismicity

A geotechnical feasibility study included boring to depths of 20 to 30± feet and trenching to depths of 5 to 10± feet. Manure was present at the ground surface at two of the trenches with thicknesses of 4½ to 5± inches. Highly organic topsoil materials were encountered at some of the boring and trench locations, which consisted of silty fine sands and contained manure and/or other fibrous organic material. A 6±-inch-thick surficial layer of aggregate base was observed at the ground surface at one of the borings.

Artificial fill soils were encountered beneath the AB layer and at the ground surface at one of the boring locations, extending to depths of 2½ to 3± feet. The fill soils consisted of medium dense fine sand with trace silt, fine gravel, and AC fragments. Native alluvial soils were encountered at the ground surface or beneath the fill, topsoil, and manure at all of the boring and trench locations. The near-surface alluvium generally consisted of loose to medium dense fine sands and silty fine sands to fine sandy silts, extending to depths of 4½ to 8½± feet below ground surface. Beneath these soils, the borings encountered stiff to very stiff clayey silts, silty clays, and sandy clays with occasional layers of medium dense silty sands, sandy silts, and clayey sands, extending to at least the maximum depth explored of 30± feet below existing site grades. Free water was not encountered during the drilling of any of the borings.

The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Specific Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, no evidence of faulting was identified during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

### Hydrology

Storm runoff from the site generally drains from north to south. Onsite detention areas are located in the central and southerly portions of the site.

The site surface drains southerly to a dirt swale located adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel adjacent to Euclid Avenue.

Areas north of the project site drain southerly towards Eucalyptus Avenue and then westerly towards Euclid Avenue. Eucalyptus Avenue is not fully improved, so it is possible that offsite flows from the north enter the project site.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

### Biological Resources

The Specific Plan area generally represents low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. The entire site has been disturbed by agricultural use and no native habitat was present.

There is limited vegetation on the majority of the site; the vegetation that exists is generally non-native grasses and weeds. Project site contains approximately 94 acres of agriculture fields. These fields are currently fallow. The agriculture fields are disturbed and dominated by non-native species of grasses and plants. Species observed include Avenasp., Bromussp., Russian thistle (Salsola tragus) and alfalfa (Medicago sativa).

The site contains approximately 107.45 acres of disturbed agriculture infrastructure. These areas contain no native habitat and are currently used for containing livestock. These areas are mostly developed with agricultural use structures or residential buildings. Vegetation within these areas consists of non-native ornamental plant species.

The project site contains approximately 19.0 acres of areas stock/retention ponds and channels. These ponds and channels are man-made and fed by wells. The ponds are dry and dominated by upland species such as bromus and Russan thistle, but the stock pond drainage channels contain grasses such as Burmda (Cynodon dactylon) and curly dock (Rumex crispus).

## 2.7 Existing Ground Water Wells

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's

water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The locations of existing wells are shown in Figure 2.4, “Existing Ground Water Wells”. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

## Existing Ground Water Wells




South Ontario Logistics Center Specific Plan **Figure 2.4**

# 3.0 DEVELOPMENT PLAN

This chapter provides the framework to guide development of the South Ontario Logistics Center Specific Plan. The chapter presents the proposed planning areas, infrastructure plans, and public services to support the project.

## 3.1 Land Use Plan

The Specific Plan consists of five Planning Areas accommodating a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 1, 3 and 6 of the Chino Airport Influence Area. Chino Airport Runway 21 Runway Protection Zone and CFR Part 77 height restriction of the Chino Airport. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, and research and development at intensities designed to meet the demand of current and future market conditions. A list of allowable uses by Planning Area is presented in Chapter 4 (Land Use and Development Standards).

Figure 3.1a (Land Use Plan) identifies the location of the land use designations for the proposed Project area. The Specific Plan zoning mirrors the TOP Land Use Districts and is identified along with the five Planning Areas in Figure 3.1b.

***BP (Business Park) Zoning District:*** The BP zoning district accommodates industrial-serving commercial, low intensity office uses, and certain light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

***IG (Industrial - General) Zoning District:*** The IG zoning district accommodates storage and warehousing uses located in larger buildings on larger sites. Uses may include e-commerce, high cube warehouses, or distribution. A wide range of manufacturing and assembly uses are also permitted in this district.

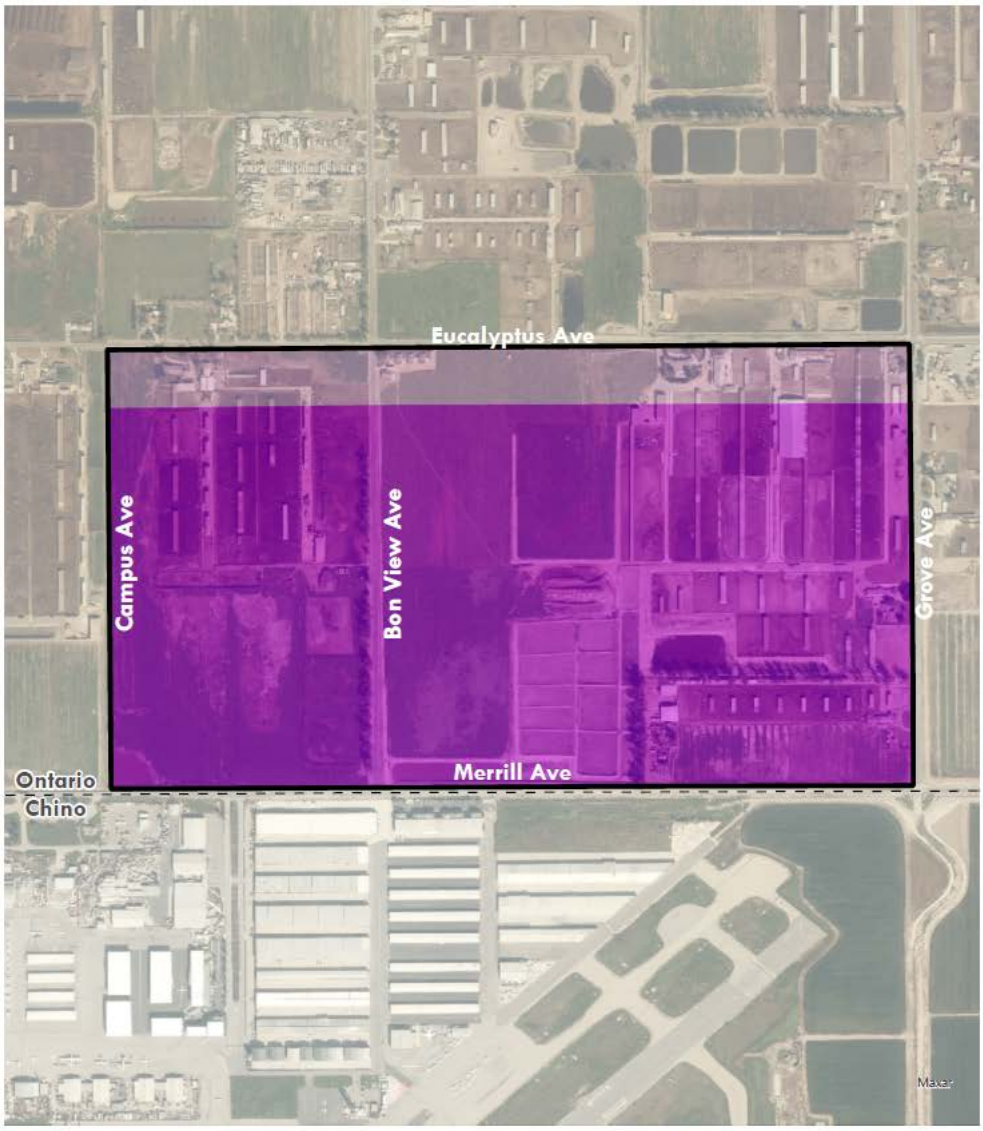
Table 3.1 provides the maximum allowable gross building area for each Planning Area at its associated floor area ratio. Development standards (found in Chapter 4), such as setbacks, parking, landscaping, infrastructure, and site design, may reduce the maximum gross square footage.

### Table 3.1 Maximum Specific Plan Build-Out

| Planning Area | Maximum Floor Area Ratio[1] | Site Acreage | Maximum Building Square Footage |
|---|---|---|---|
| Planning Area 1: Business Park | 0.60 | 23.65 | 618,076 SF |
| Planning Area 3: Business Park | 0.60 | 11.52 | 300,972 SF |
| Planning Area 2: Industrial - General | 0.55 | 106.71 | 2,556,442 SF |
| Planning Area 4: Industrial -General | 0.55 | 60.06 | 1,438,914 SF |
| Planning Area 5: Industrial – General | 0.55 | 17.45 | 419,114 SF |
| **TOTAL** | | **219.39** | **5,333,518** |

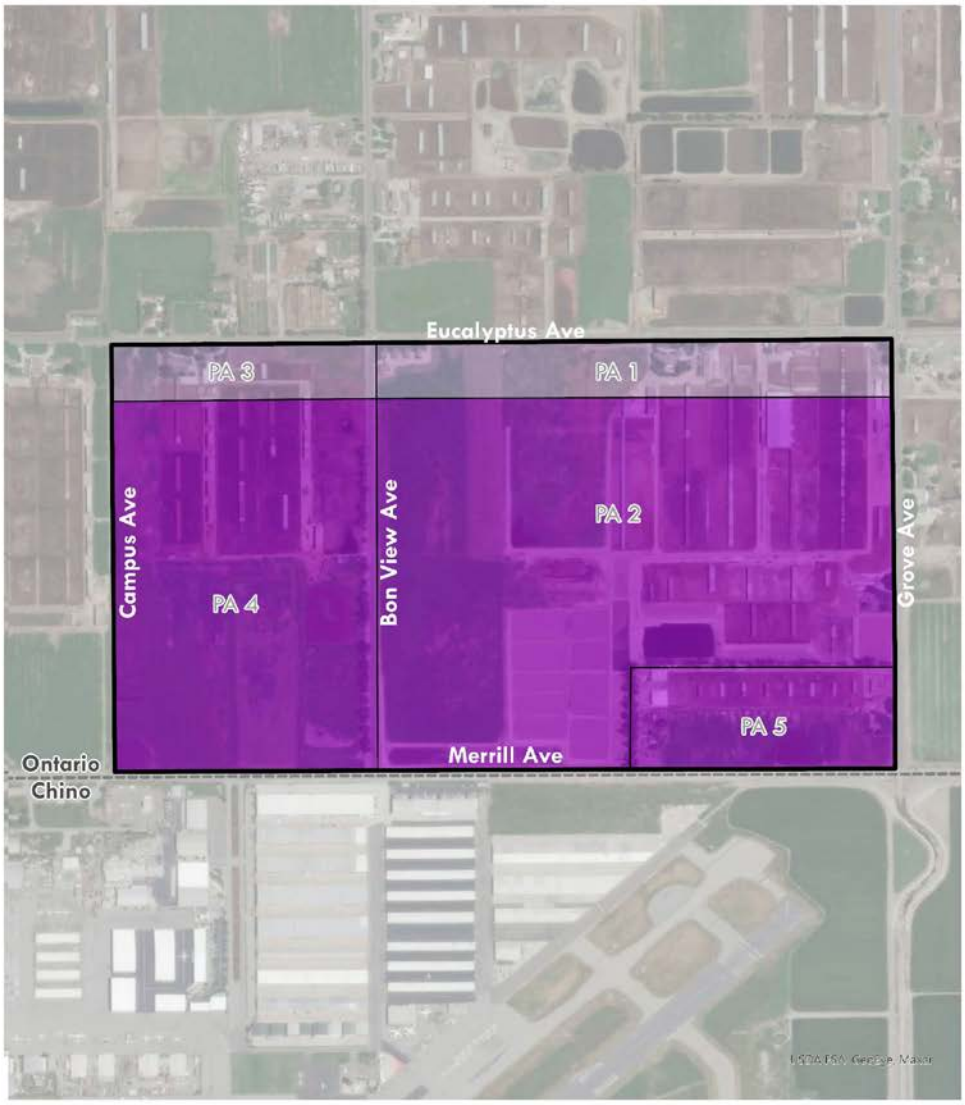
Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

## TOP Land Use Plan




South Ontario Logistics Center Specific Plan **Figure 3.1a**

## Proposed Specific Plan Land Use Plan



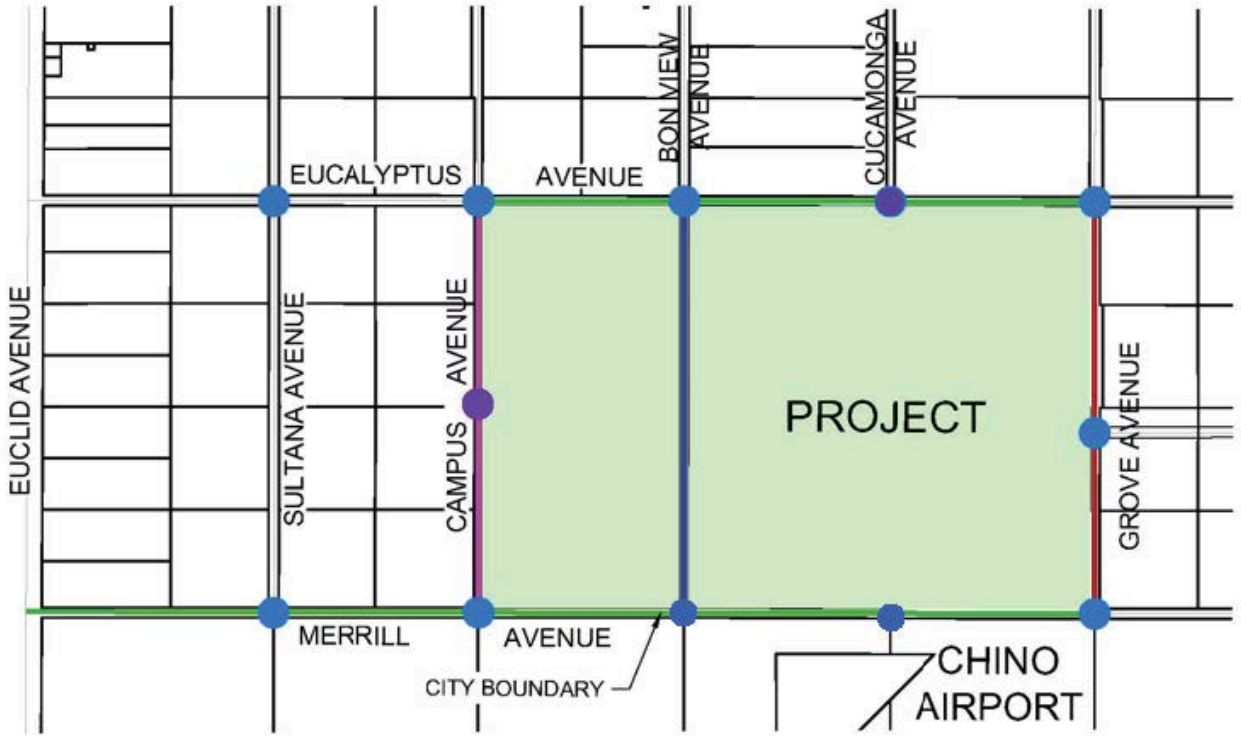

South Ontario Logistics Center Specific Plan **Figure 3.1b**

## 3.2 Street Plan

The Street Plan (Figure 3.2) facilitates movement of vehicles, pedestrians and cyclists within the Specific Plan area, consistent with the City of Ontario's Roadway Classification System, shown in Figure 3.3.

Figures 3.4 and 3.4a presents typical street cross sections for Grove, Eucalyptus, Merrill, Bon View, and Campus Avenues. Preliminary improvement responsibilities are indicated in the cross sections; however, final fair share responsibilities for street improvements shall be as determined in a Development Agreement with the City. Conceptual streetscape design is presented in Chapter 5 (Design Guidelines). Road surface, sidewalk, and trail improvements within the Specific Plan area shall be approved by the City's Engineering Department.

FIGURE 3.2 - STREET PLAN



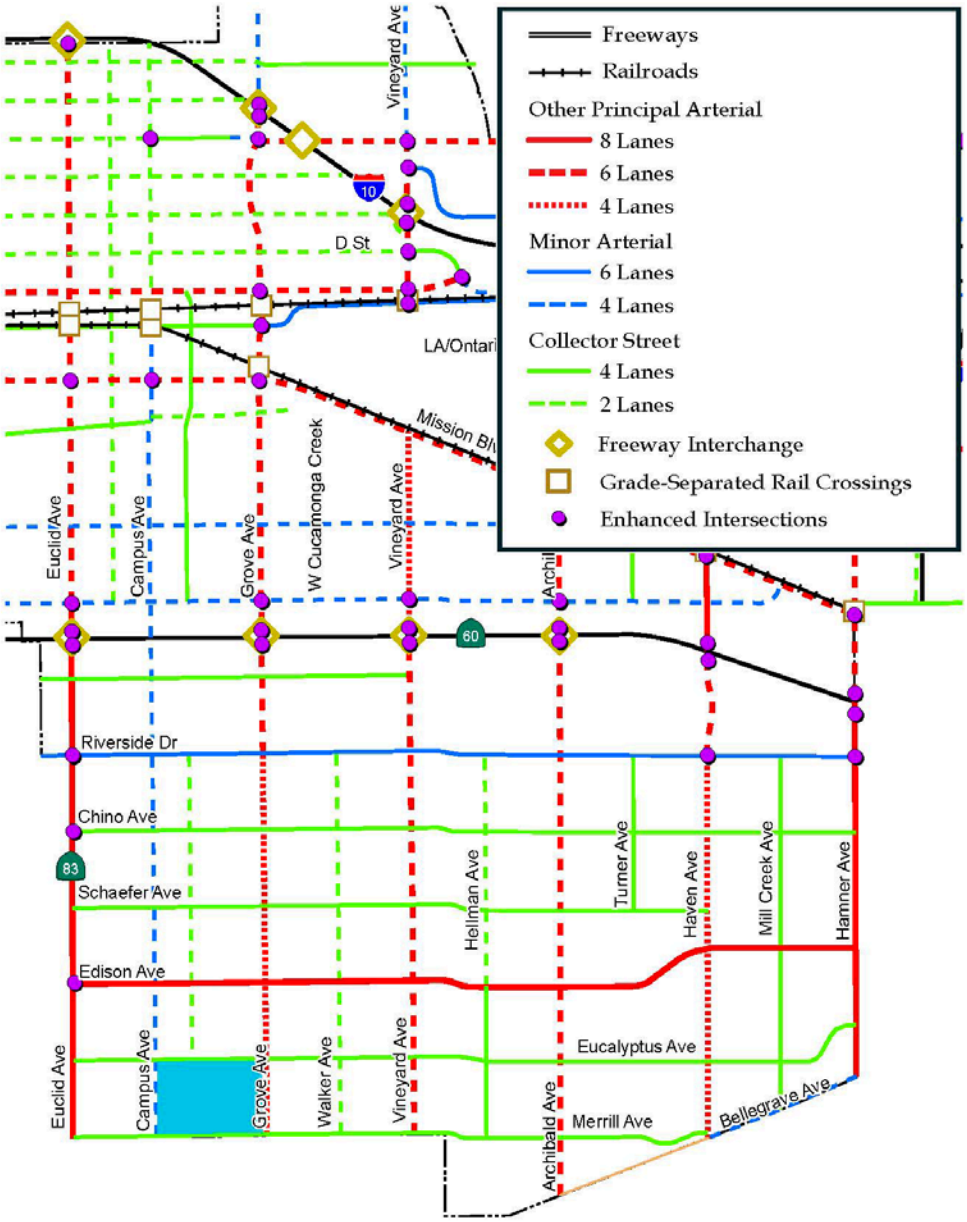

NOTE
- NEW SIGNALIZED INTERSECTION AT MERILL A AVENUE AND BON VIEW AVENUE INTERSECTION PER TIA
-ALL ACCESS POINTS SHALL CONFORM TO TRAFFIC & TRANSPORTATION GUIDELINES AND ARE SUBJECT TO CITY APPROVAL
-ROADWAY IMPROVEMENTS ALONG EUCALYPTUS AVENUE TO EXTEND FROM EUCLID AVENUE TO CARPENTER AVENUE AND MERRILL AVENUE FROM EUCLID AVENUE TO CARPENTER AVENUE
-BRIDGES OVER CUCAMONGA CREEK AT EUCALYPTUS AVENUE AND MERRILL AVENUE TO BE CONSTRUCTED

N
1"= 1000'

LEGEND:
- PRINCIPAL ARTERIAL
- COLLECTOR
- LOCAL INDUSTRIAL
- MINOR ARTERIAL
- NEW SIGNALIZED INTERSECTION
- POTENTIAL FUTURE SIGNALIZED INTERSECTION
- SPECIFIC PLAN AREA

## City of Ontario Roadway Classification Plan

**Figure M-2**




South Ontario Logistics Center Specific Plan **Figure 3.3**

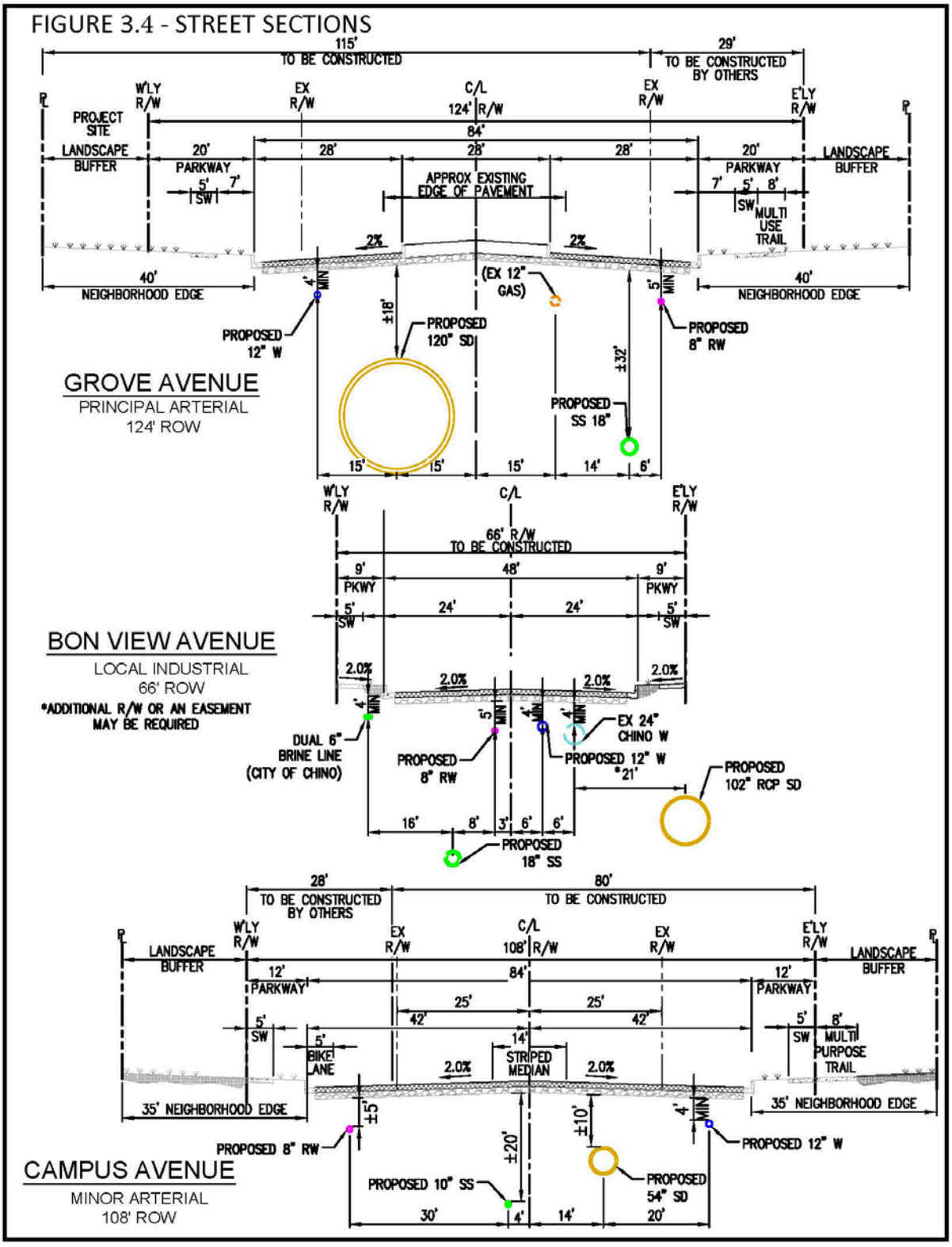
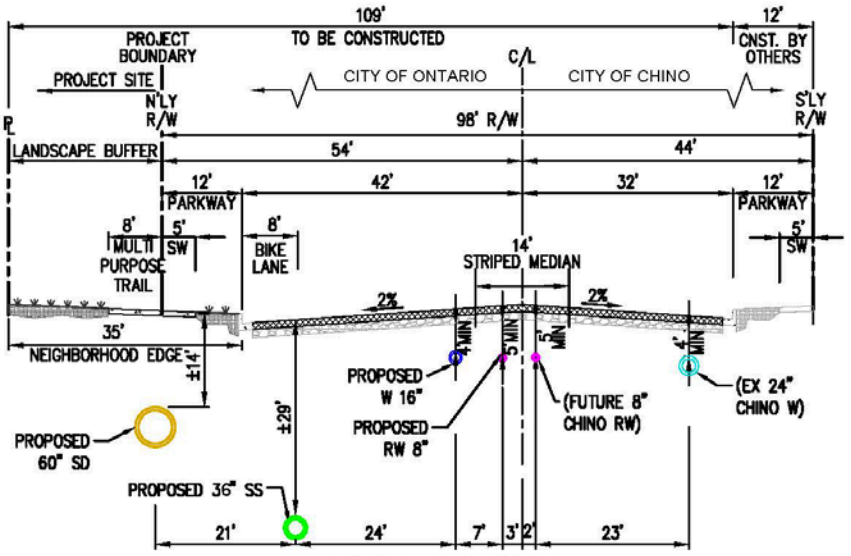
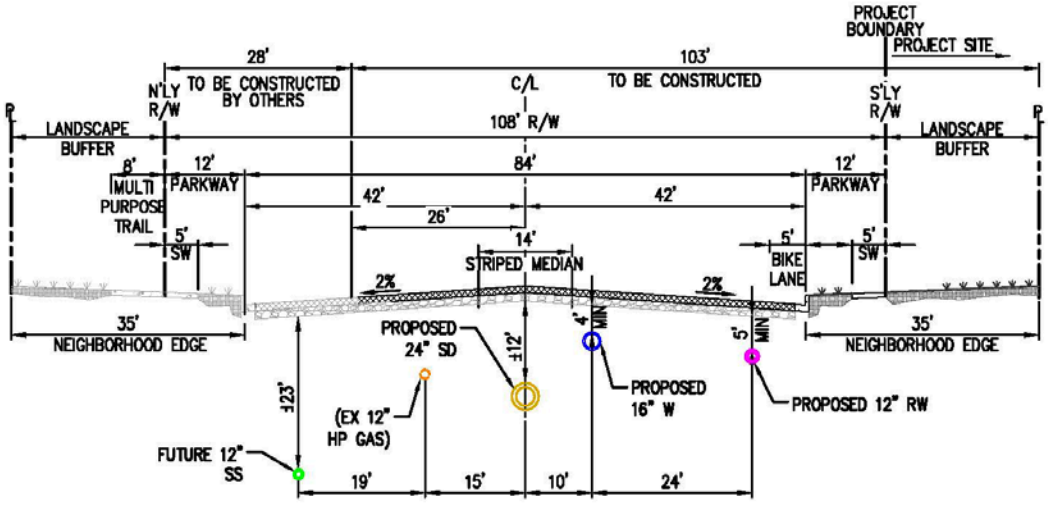

FIGURE 3.4 - STREET SECTIONS
GROVE AVENUE
PRINCIPAL ARTERIAL
124' ROW
115' TO BE CONSTRUCTED
29' TO BE CONSTRUCTED BY OTHERS
W'LY R/W
EX R/W
C/L 124' R/W
EX R/W
E'LY R/W
PROJECT SITE
LANDSCAPE BUFFER
20' PARKWAY
5' SW
7'
84'
28'
28'
28'
20' PARKWAY
7'
5'
8'
SW
MULTI USE TRAIL
LANDSCAPE BUFFER
APPROX EXISTING EDGE OF PAVEMENT
2%
2%
40' NEIGHBORHOOD EDGE
40' NEIGHBORHOOD EDGE
4' MIN
5' MIN
(EX 12" GAS)
±18'
±32'
PROPOSED 12" W
PROPOSED 120" SD
PROPOSED 8" RW
PROPOSED SS 18"
15'
15'
15'
14'
6'
BON VIEW AVENUE
LOCAL INDUSTRIAL
66' ROW
*ADDITIONAL R/W OR AN EASEMENT MAY BE REQUIRED
W'LY R/W
C/L
E'LY R/W
66' R/W TO BE CONSTRUCTED
9' PKWY
48'
9' PKWY
5' SW
24'
24'
5' SW
2.0%
2.0%
2.0%
2.0%
4' MIN
5' MIN
4' MIN
4' MIN
DUAL 6" BRINE LINE (CITY OF CHINO)
PROPOSED 8" RW
EX 24" CHINO W
PROPOSED 12" W
PROPOSED 102" RCP SD
16'
8'
3'
6'
6'
PROPOSED 18" SS
CAMPUS AVENUE
MINOR ARTERIAL
108' ROW
28' TO BE CONSTRUCTED BY OTHERS
80' TO BE CONSTRUCTED
W'LY R/W
EX R/W
C/L 108' R/W
EX R/W
E'LY R/W
LANDSCAPE BUFFER
12' PARKWAY
84'
12' PARKWAY
LANDSCAPE BUFFER
25'
25'
42'
42'
5' SW
5' BIKE LANE
14' STRIPED MEDIAN
5'
8'
SW
MULTI PURPOSE TRAIL
2.0%
2.0%
35' NEIGHBORHOOD EDGE
35' NEIGHBORHOOD EDGE
±5'
±20'
±10'
4' MIN
PROPOSED 8" RW
PROPOSED 10" SS
PROPOSED 54" SD
PROPOSED 12" W
30'
4'
14'
20'

FIGURE 3.4a - STREET SECTIONS




MERRILL AVENUE
COLLECTOR
98' ROW (SOUTH SIDE CITY OF CHINO)




EUCALYPTUS AVENUE
COLLEGTOR
108' ROW

WestLAND Group, Inc. Land Surveyors • Civil Engineers • GIS
4150 CONCOURS, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660
WWW.WESTLANDGROUP.NET

### 3.2.1 Grove Avenue

Grove Avenue is located along the eastern boundary of the Specific Plan area and is designated as an Other Principal Arterial in The Ontario Plan's Functional Roadway Classification Plan. Grove Avenue is designed with a 124-foot wide right-of-way, a 28-foot wide center median, and 28-foot wide pavement from median to curb face. The existing street right-of-way varies; therefore, a varied street dedication of 10 to 29 feet is required. An additional 20 feet dedication for the following neighborhood edge is required.

The Grove Avenue streetscape design illustrated in Chapter 5, Design Guidelines, specifies 20-foot wide parkways that include a five-foot wide sidewalk and 20-foot wide landscape buffer setbacks. The east side also includes an eight-foot wide decomposed granite multipurpose trail. Together, the parkways and landscape buffer setbacks create 40-foot wide neighborhood edges as specified in the *Ontario Ranch Colony Streetscape Master Plan*.

### 3.2.2 Eucalyptus Avenue

Eucalyptus Avenue is located along the northern boundary of the Specific Plan area, providing east/west access to the site. Eucalyptus Avenue is designated by the Functional Roadway Classification Plan as a four-lane Collector Street. The Specific Plan specifies an 108-foot wide right-of-way with 84 feet of pavement including curb/gutter. An additional 23ft dedication for the neighborhood edge is required.

The Eucalyptus Avenue streetscape design presented in Chapter 5, Design Guidelines, for the south side of the street adjacent to the project site specifies a 12-foot wide parkway including a seven-foot wide curb-adjacent landscaped area and a five-foot wide sidewalk. A five-foot wide Class II on-street bike lane at the edge of the street on the south side is proposed. The north side provides an eight-foot wide on-site multipurpose trail within a 23-foot wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 35-foot wide neighborhood edge, as described in the *Ontario Ranch Colony Streetscape Master Plan*. A 21-foot dedication will be required for Eucalyptus Avenue.

### 3.2.3 Merrill Avenue

Merrill Avenue is designated as a four-lane Collector Street in the Functional Roadway Classification Plan and provides east-west access to the project's southern boundary. The centerline of this street forms the boundary between the City of Ontario to the north and the City of Chino to the south. The Specific Plan specifies a 98-foot wide right-of-way and 74 feet of pavement including curb and gutter for Merrill Avenue. An additional 23ft dedication for the neighborhood edge is required on the north side.

The Merrill Avenue streetscape design presented in Chapter 5, Design Guidelines, for the north side of the street includes an eight-foot wide Class II on-street bike lane at the edge of the street, a seven-foot wide curb-adjacent landscaped area, a five-foot wide sidewalk and an eight-foot wide multipurpose trail is located within a 23-foot wide landscape buffer setback. Together, these improvements establish a 35-

foot wide neighborhood edge, as specified in the *Ontario Ranch Streetscape Master Plan*. A 21-foot street dedication will be required for Merrill Avenue.

### 3.2.4 Bon View Avenue

Bon View Avenue is designated as a Local Industrial with a 66-foot wide right-of-way and 48 feet of pavement including curb and gutter. The Bon View Avenue right-of-way exists and no dedication is required.

The Bon View Avenue streetscape presented in Chapter 5, Design Guidelines, specifies 9-foot wide parkways including a five-foot wide sidewalk.

### 3.2.5 Campus Avenue

Campus Avenue is located along the western boundary of the Specific Plan area, providing west access to the site. Campus Avenue is designated as a Minor Arterial Street per the Functional Roadway Classification Plan. The Specific Plan specifies a 108-foot wide right-of-way and will require a 29-foot half-width dedication and a 12-foot parkway including the sidewalk. An additional 23 foot dedication for the neighborhood edge is required.

The Campus Avenue streetscape presented in Chapter 5, Design Guidelines, specifies a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge on the east side, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street.

### 3.2.6 Local Circulation

Final site planning and off-site design shall be subject to City approval. In addition to the typical street section described and depicted, additional right-of-way and geometric enhancements such as additional left turn and right turn lanes, including but not limited to those at intersections, may be required to adequately mitigate impacts identified in the Traffic Impact Analysis/Specific Plan EIR. Local roadway circulation shall accommodate trucks with a double trailer combination wheelbase of 67 feet (known as the WB-67 design vehicle).

Driveways shall conform to access requirements of the City of Ontario Traffic and Transportation Design Guidelines and be to the satisfaction of the City Engineer. Driveway locations, specifically those that are in proximity to master-planned or future traffic signals, shall be located so as not to interfere with queues as projected in the Traffic Impact Analysis for the Specific Plan. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2: Airport Influence Areas).

Fair share responsibilities for street improvements will be addressed in a Development Agreement with the City.

### 3.2.7 Traffic Control Devices

Traffic signs regulating, warning, and/or guiding traffic on public roads shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), latest edition. Traffic-control signs, whether on public or private property, shall conform to the California MUTCD.

### 3.2.8 Truck Routes

The City of Ontario designates and maintains a network of truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses (Figure 3.5). Merrill Avenue, which runs along the southern boundary of the Specific Plan area, is a designated truck route from Euclid Avenue to Archibald Avenue. PCC pavement shall be installed per City Standard 1207 at signalized intersections along truck routes.

### 3.2.9 Pedestrian Circulation

Sidewalks will be provided along both sides of the street to improve safety and the pedestrian experience, connect the various parts of the Specific Plan area, and expand access to nearby land uses. Sidewalks shall be five-feet wide, constructed of concrete, and installed in conjunction with adjacent roadway improvements.

### 3.2.10 Trails and Bike Paths

Trails and bicycle paths provide an additional mode of circulation in and around the Specific Plan area.

The Ontario Plan Mobility Element specifies a Class II bikeway on the north side of Merrill Avenue, south side of Eucalyptus and on the west side of Campus Avenue. A Class II bikeway is defined as a dedicated (striped) lane along the street, with no parking allowed in the bike lane. This bike lane provides linkages to the City's bike path system (Figure 3.6).

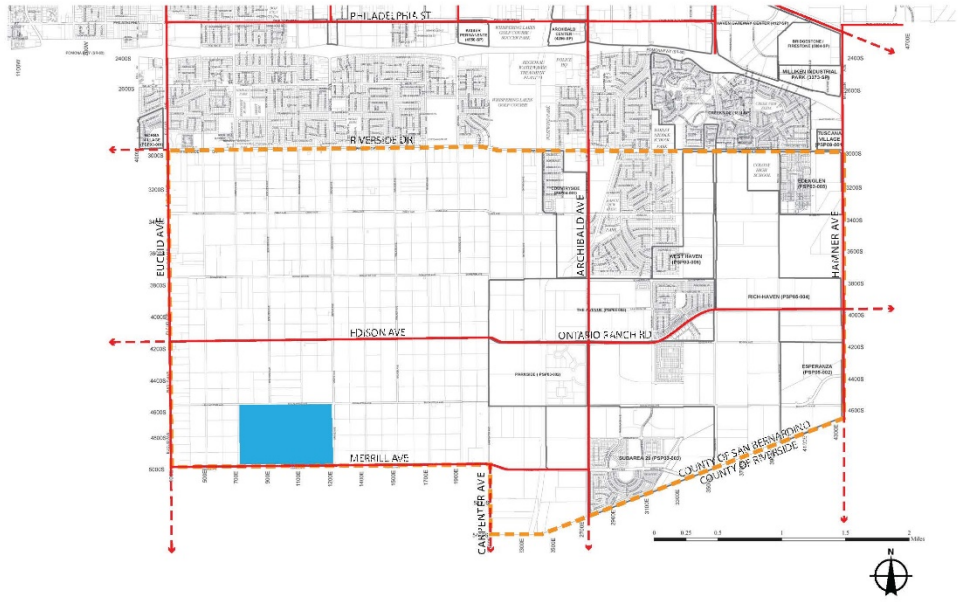
Eight-foot wide multipurpose trails are provided on the east side of Grove Avenue, east side of Campus, the north side of Eucalyptus Avenue and the north side of Merrill Avenue (Figure 3.6).

The Specific Plan's trail and bikeway improvements shall be installed in conjunction with street improvements. The City reserves the right to implement bike lanes on Eucalyptus at the discretion of the Traffic and Transportation Division.

### 3.2.11 Transit

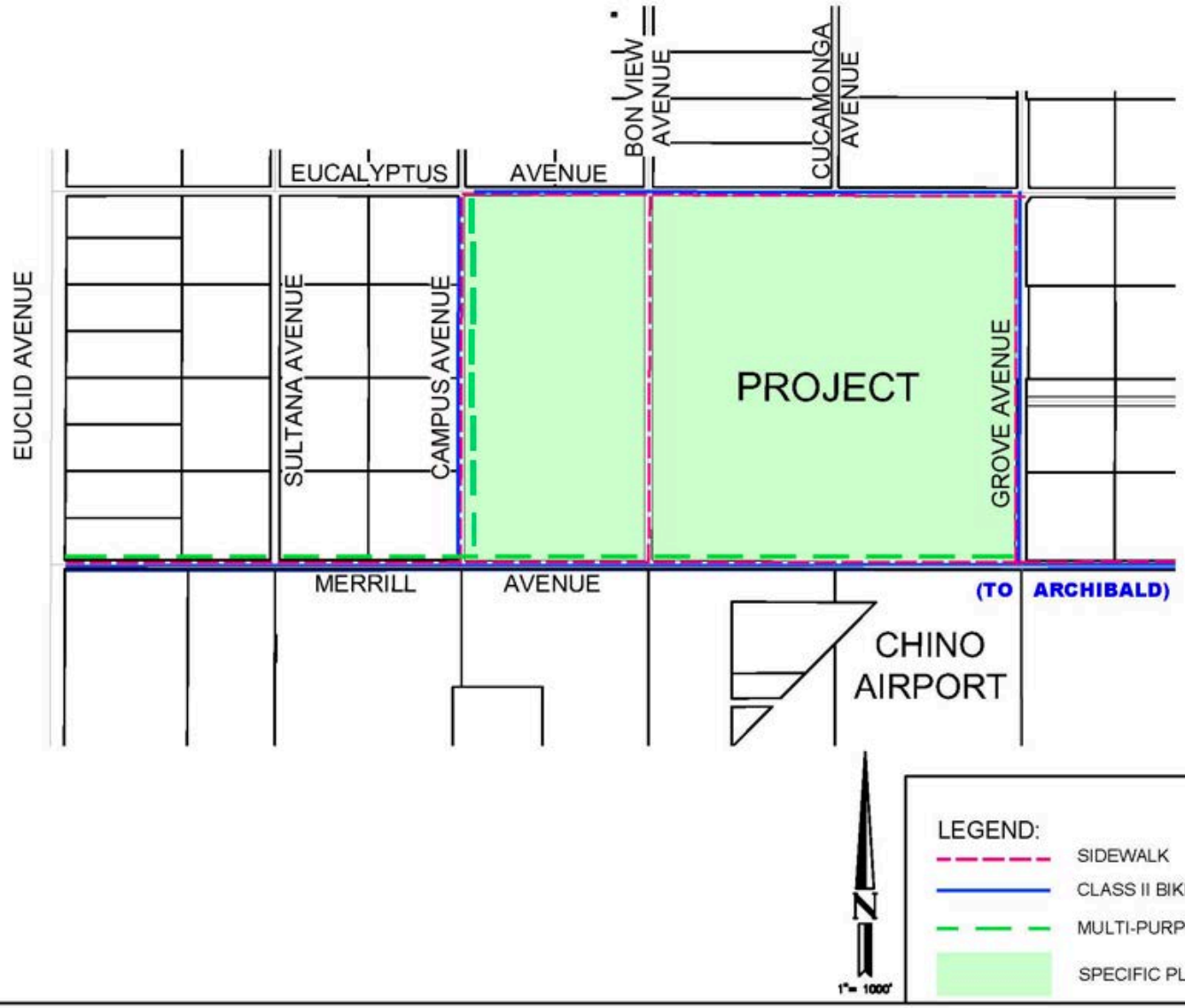
Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit-dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue west of the Specific Plan area.

# Truck Routes




South Ontario Logistics Center Specific Plan **Figure 3.5**

FIGURE 3.6 - BICYCLE AND PEDESTRIAN PLAN



## 3.3 Potable Water Plan

Water service to the Specific Plan area will be provided by the City of Ontario. Potable water is provided by imported water from the Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA) and groundwater from the Chino Basin, extracted via the City's wells. The WFA was formed in 1980 as a Joint Powers Authority by the Cities of Chino, Chino Hills, Ontario and Upland, and the Monte Vista Water District. It was formed to construct and operate water treatment facilities that provide a supplemental supply of potable water to its member agencies.

Currently there are no City potable water mains or City potable water infrastructure in the vicinity of the Specific Plan Area. Potable Water System Improvements for the Specific Plan area (Figure 3.7a & Figure 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 Carpenter Avenue to Grove Avenue; installing a 30-inch to 42-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing an 18-inch potable water main in Chino Avenue connecting from the 30-inch to 42-inch potable water main in Grove Avenue and extending to connect to the end point of an existing 18-inch potable water main on the west side of the Cucamonga Channel; installing a 42-inch potable water main in Grove Avenue that ended at Chino Avenue and extending to Philadelphia Street; installing a 42-inch potable water main in Philadelphia Street connecting from the 42-inch potable water main in Grove Avenue and extending to Cucamonga Avenue; installing a 42-inch potable water main in Cucamonga Avenue connecting from the 42-inch potable water main in Philadelphia Street and extending to Bon View Avenue Reservoir site and to the Reservoir. At the time this Specific Plan was prepared, the alignment of the 42-inch water line between Chino Avenue and the water reservoir site had not been finalized and is subject to change. This Specific Plan will be required to participate in the future Phase 2 Water System Improvements north of Chino Avenue, as detailed in the development agreement with the City.

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 Industrial 16-inch 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 to 42-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Campus Avenue; installing a 12-inch potable water main in Campus 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 12-inch potable water main in Campus Avenue and extending to Walker Avenue; installing a 16-inch potable water main in Walker Ave from the 16-inch potable water main at Merrill Avenue and extending northernly to connect to the existing 24-inch potable water main at 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 Bon View Avenue connecting to the 16inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue; and, installing a 12-inch potable water main in Grove Avenue 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.

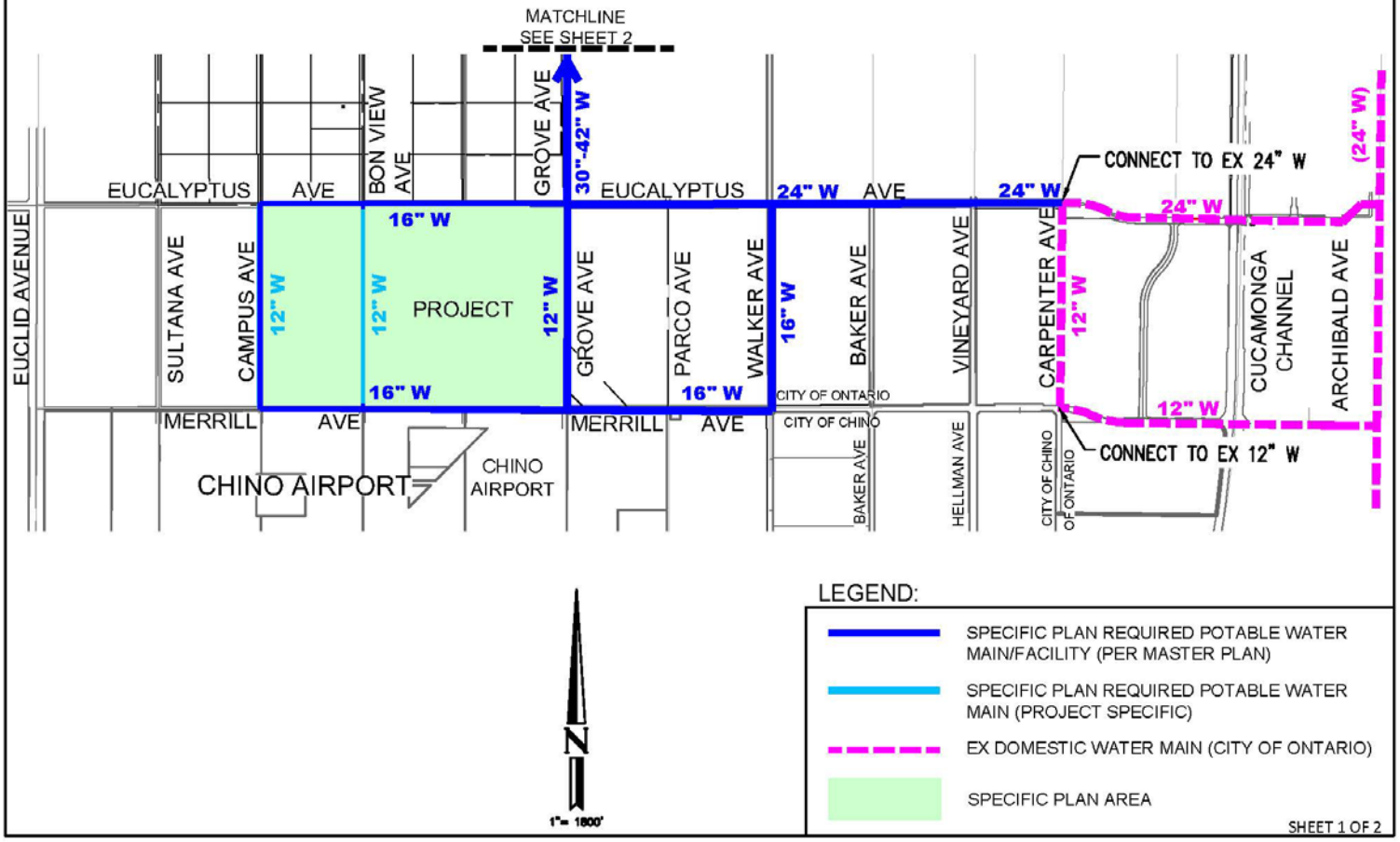
At minimum, the full Potable Water Infrastructure shown on Figure 3.7a and 3.7b shall be completed as Part of Phase 1 of the Specific Plan, which includes 925 Pressure Zone (PZ) Phase 2 West Backbone, the Secondary Loop, and the Adjacent Potable Water System

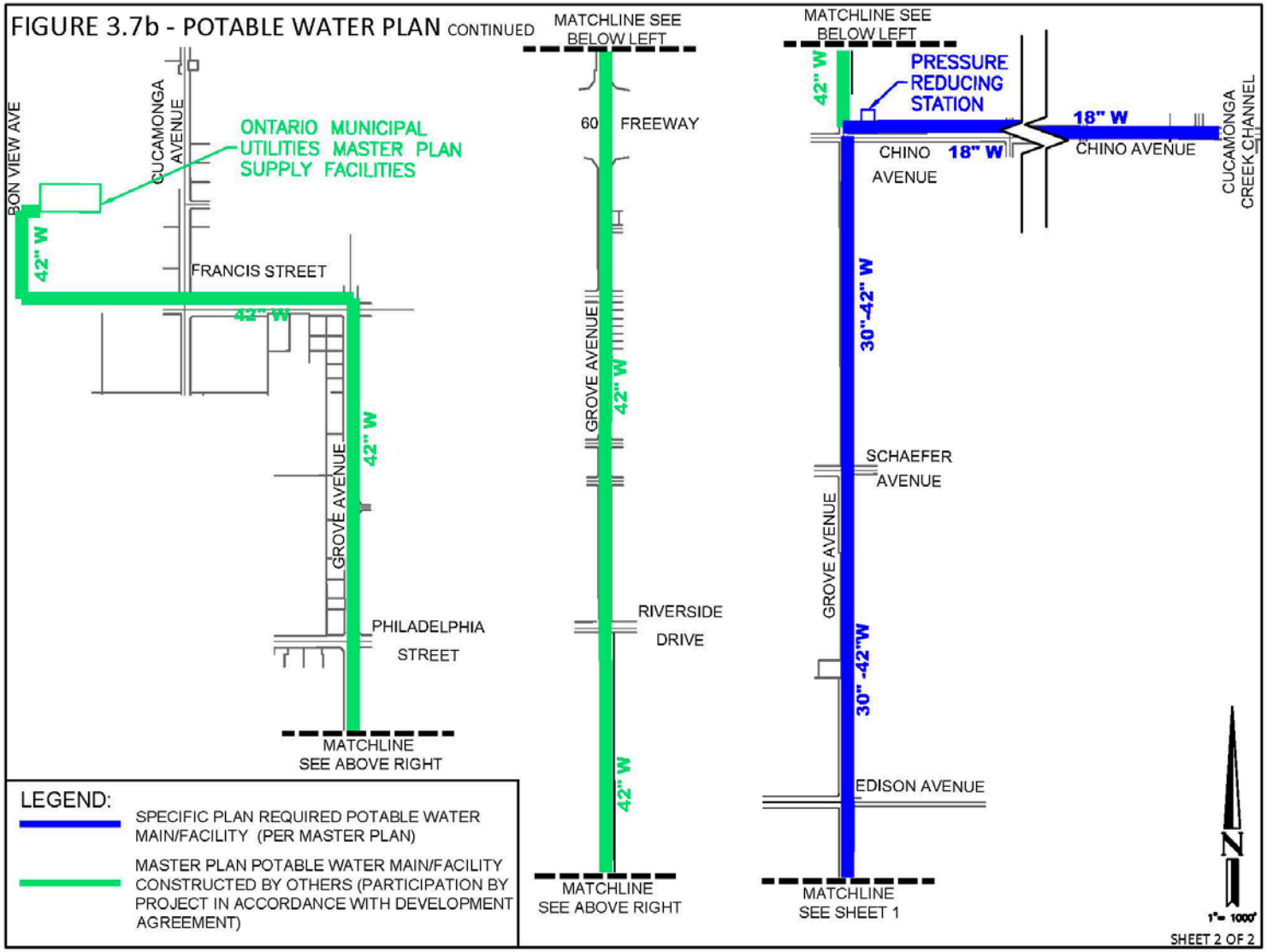
Water mains required to serve the project will need to be constructed prior to or concurrent with on-site water improvements. Within the project site, a network of 2-inch water lines for domestic water service and 8- to 10-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue to serve PA-1 and to the main in Merrill Avenue to serve PA-2.

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 Master Plan or upsize master planned pipelines to meet Fire Department fire flow requirements and/or Water Master Plan criteria. The developer shall submit a hydraulic analysis to the City for review and approval to demonstrate adequate fire flow and adherence to Potable Water Master Plan criteria.

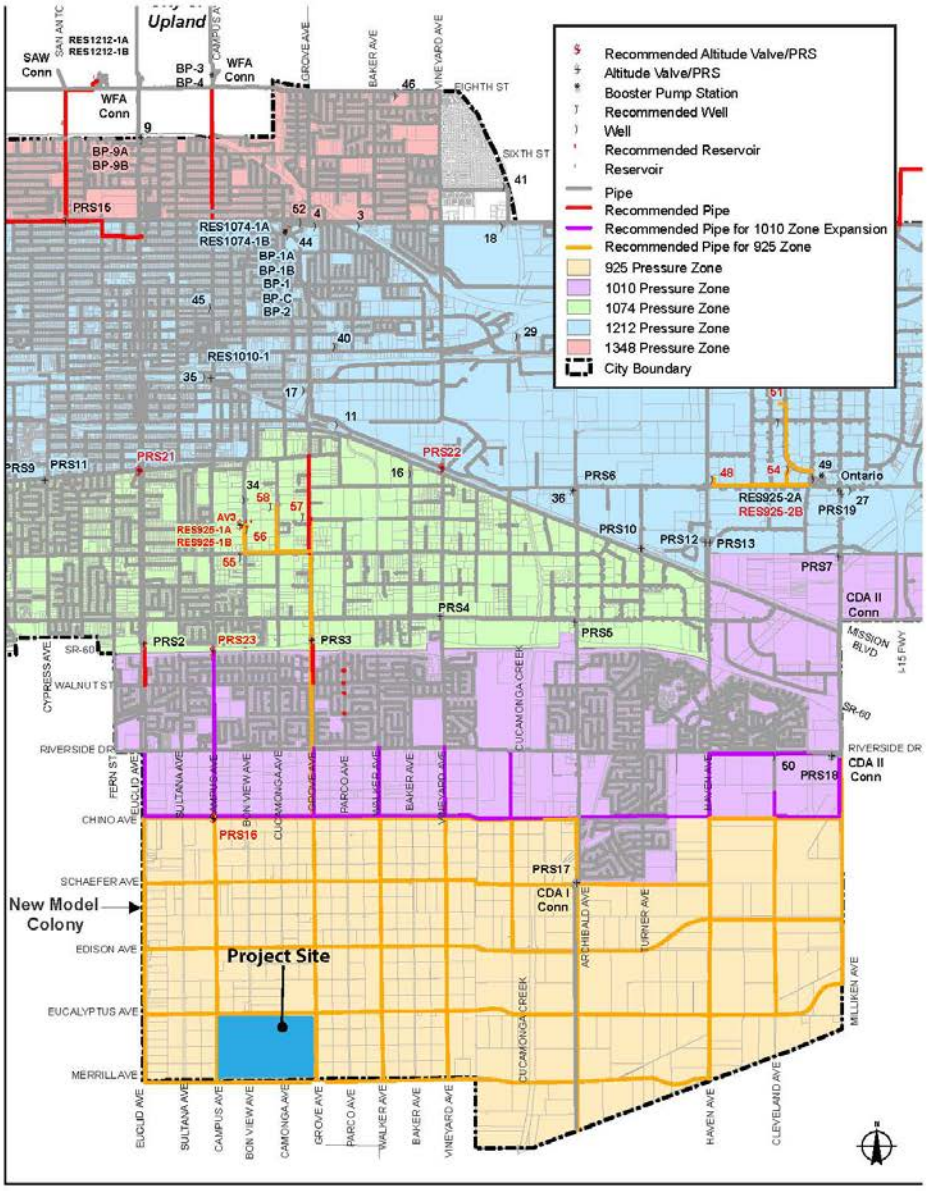
The overall water infrastructure plan to serve the City of Ontario is shown on Figure 3.8. The City's ultimate domestic water system consists of five pressure zones. Most of Ontario Ranch (including the Specific Plan area) is located within the 925 Pressure Zone. The sizing and alignment of potable water lines shall follow the current approved City of Ontario water system plan. Transmission line locations are subject to change, based on City conducted and approved hydraulic analysis. Required potable water infrastructure is subject to change based upon findings of the approved hydraulic study and master plan updates.

FIGURE 3.7a - POTABLE WATER PLAN
925 PRESSURE ZONE




FIGURE 3.7b - POTABLE WATER PLAN CONTINUED
ONTARIO MUNICIPAL UTILITIES MASTER PLAN SUPPLY FACILITIES
BON VIEW AVE
CUCAMONGA AVENUE
FRANCIS STREET
42" W
GROVE AVENUE
PHILADELPHIA STREET
MATCHLINE SEE ABOVE RIGHT
MATCHLINE SEE BELOW LEFT
60 FREEWAY
RIVERSIDE DRIVE
MATCHLINE SEE ABOVE RIGHT
PRESSURE REDUCING STATION
18" W
CHINO AVENUE
CUCAMONGA CREEK CHANNEL
30"-42" W
SCHAEFER AVENUE
30" -42"W
EDISON AVENUE
MATCHLINE SEE SHEET 1
LEGEND:
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN/FACILITY (PER MASTER PLAN)
MASTER PLAN POTABLE WATER MAIN/FACILITY CONSTRUCTED BY OTHERS (PARTICIPATION BY PROJECT IN ACCORDANCE WITH DEVELOPMENT AGREEMENT)
N
1"= 1000'
SHEET 2 OF 2

## City of Ontario Ultimate Water System




South Ontario Logistics Center Specific Plan **Figure 3.8**

Size and location of waterlines subject to change based on current approved Master Plan as well as City conducted and approved hydraulic analysis.

## 3.4 Recycled Water Plan

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 State Water Resources Control Board (SWRCB) is required. Interim connection to potable water is not allowed.

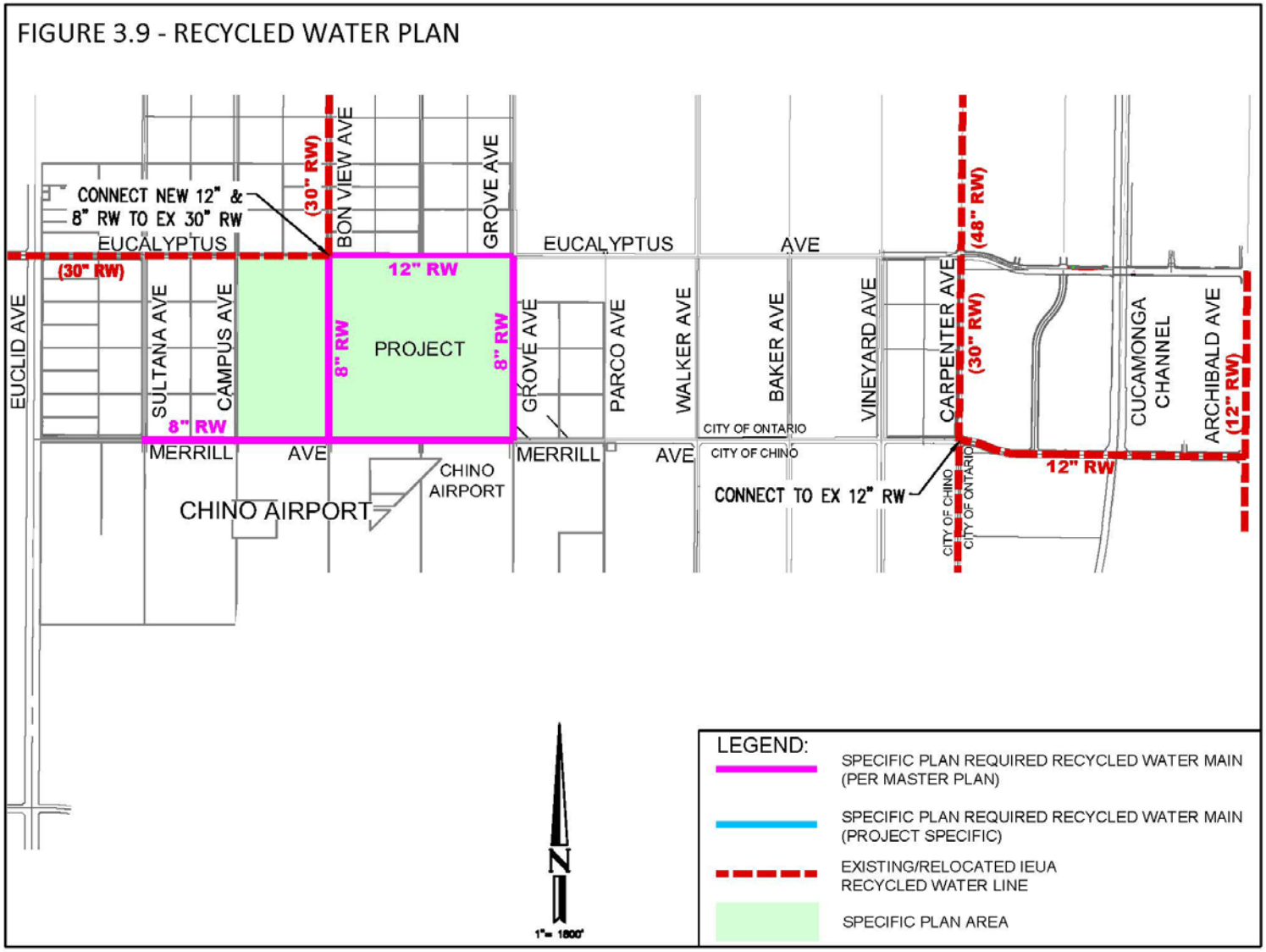
Currently there are no City recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan Area. Recycled Water is provided to the City of Ontario by the Inland Empire Utility Agency (IEUA) from its four wastewater reclamation plants. The entire Specific Plan area is within the City's master planned 930 Pressure Zone. Recycled Water Infrastructure Improvements for the Specific Plan area (Figure 3.9) require the planning, design, and construction of 930 Pressure Zone (PZ) Recycled Water Master Plan mains, which includes: installing a 12-inch recycled water main in Eucalyptus Avenue connecting to the 8-inch recycled water main in Grove Avenue and extending to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue at Bon View Avenue; installing an 8-inch recycled water main in Bon-View Avenue to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue and extending to connect to the 8-inch recycled water main in Merrill Avenue; installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Sultana Avenue and extending to connect to the 8-inch recycled water main in Grove Avenue; installing an 8-inch recycled water main in Grove Avenue connecting to the 8-inch recycled water main in Merrill Avenue and extending to connect to the 12-inch recycled water main in Eucalyptus Avenue.

The layout and construction of planned developments within the Specific Plan area may require a project specific 8-inch recycled water main in Campus Avenue, connecting to the 8-inch recycled water main in Merrill Avenue, and extending to the 30-inch RW main in Eucalyptus Avenue. It may also require an 8-inch recycled water main in Merrill Avenue, connecting to the 8-inch recycled water main at Campus Avenue and Sultana Avenue.

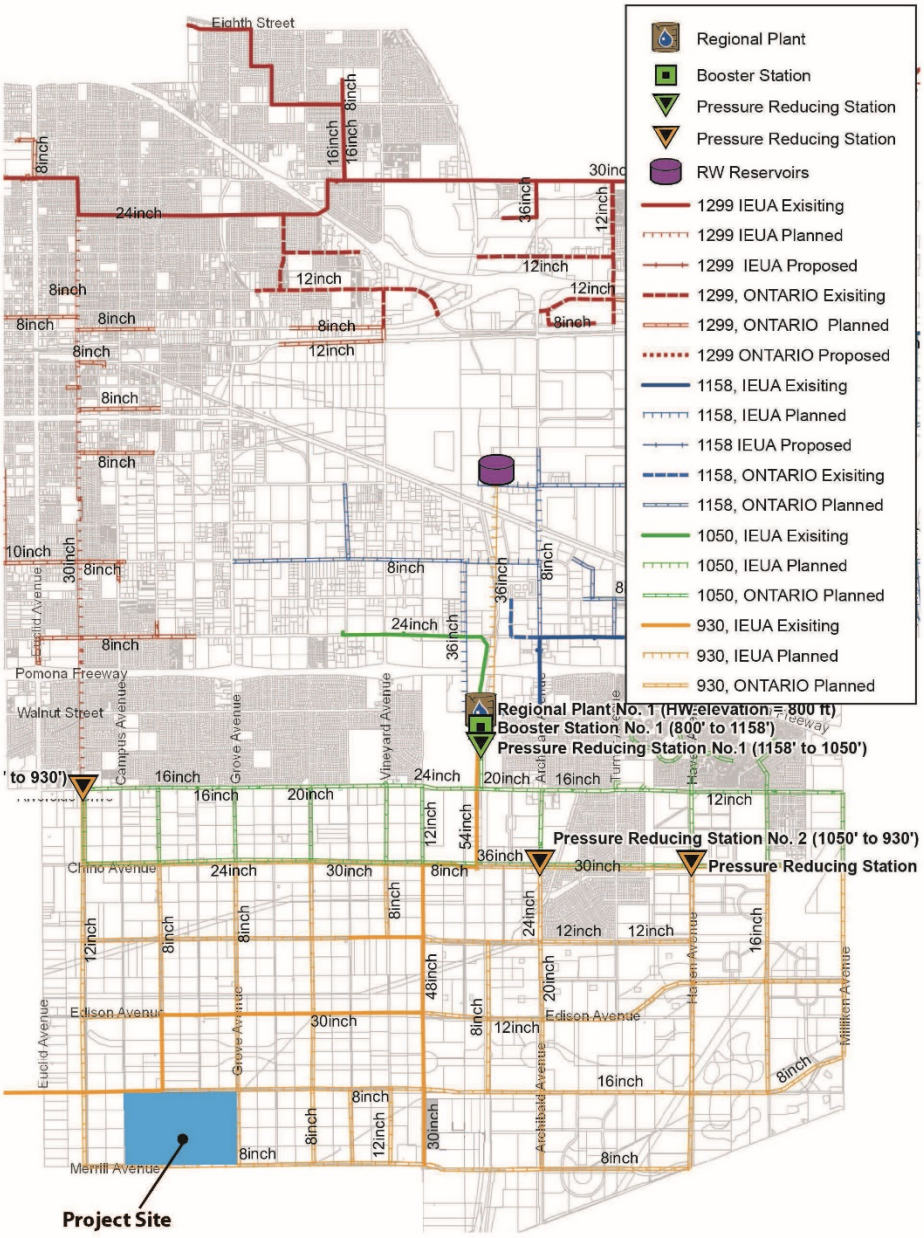
The future recycled water system to serve the City of Ontario is shown on Figure 3.10. The sizing and alignment of existing and proposed recycled water lines are shown in the exhibit.

Sizing and alignment of the recycled water lines will be consistent with the City of Ontario Recycled Water System Master Plan and/or a City approved hydraulic analysis.

FIGURE 3.9 - RECYCLED WATER PLAN



## City of Ontario Future Recycled Water System




South Ontario Logitics Center Specific Plan **Figure 3.10**

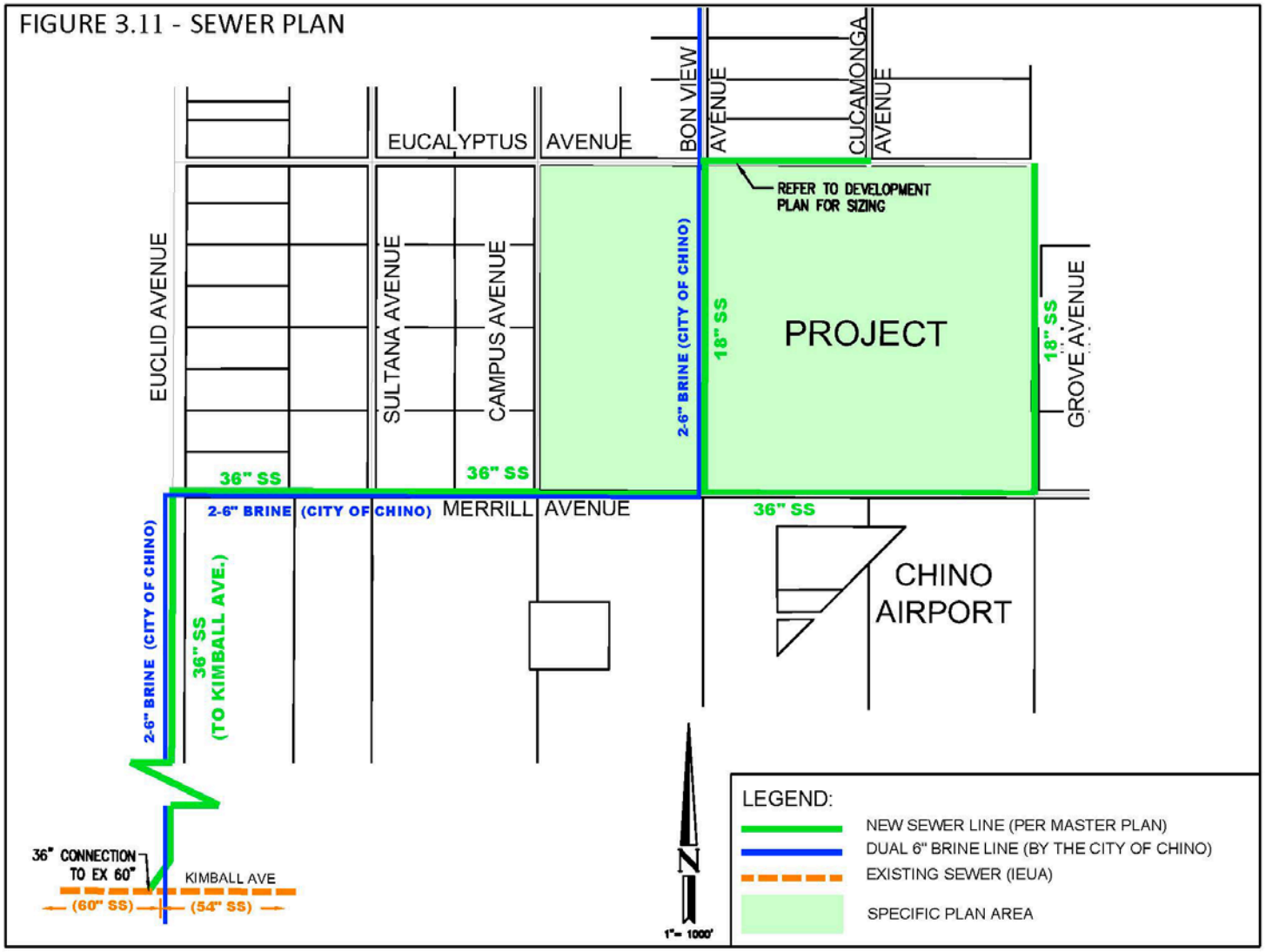
## 3.5 Sewer Plan

Regional wastewater treatment services are provided to the City of Ontario and its neighboring agencies by the Inland Empire Utilities Agency (IEUA). Several regional trunk sewers collect sewage generated in the city and transport it to IEUA's Regional Plant No.1 and Regional Plant No.5 for treatment. The City of Ontario's sewer service area is divided into eight sewersheds, primarily based on the outlet points where the City's system ties into the IEUA downstream facility. Ontario Ranch is located in Sewer shed 8.

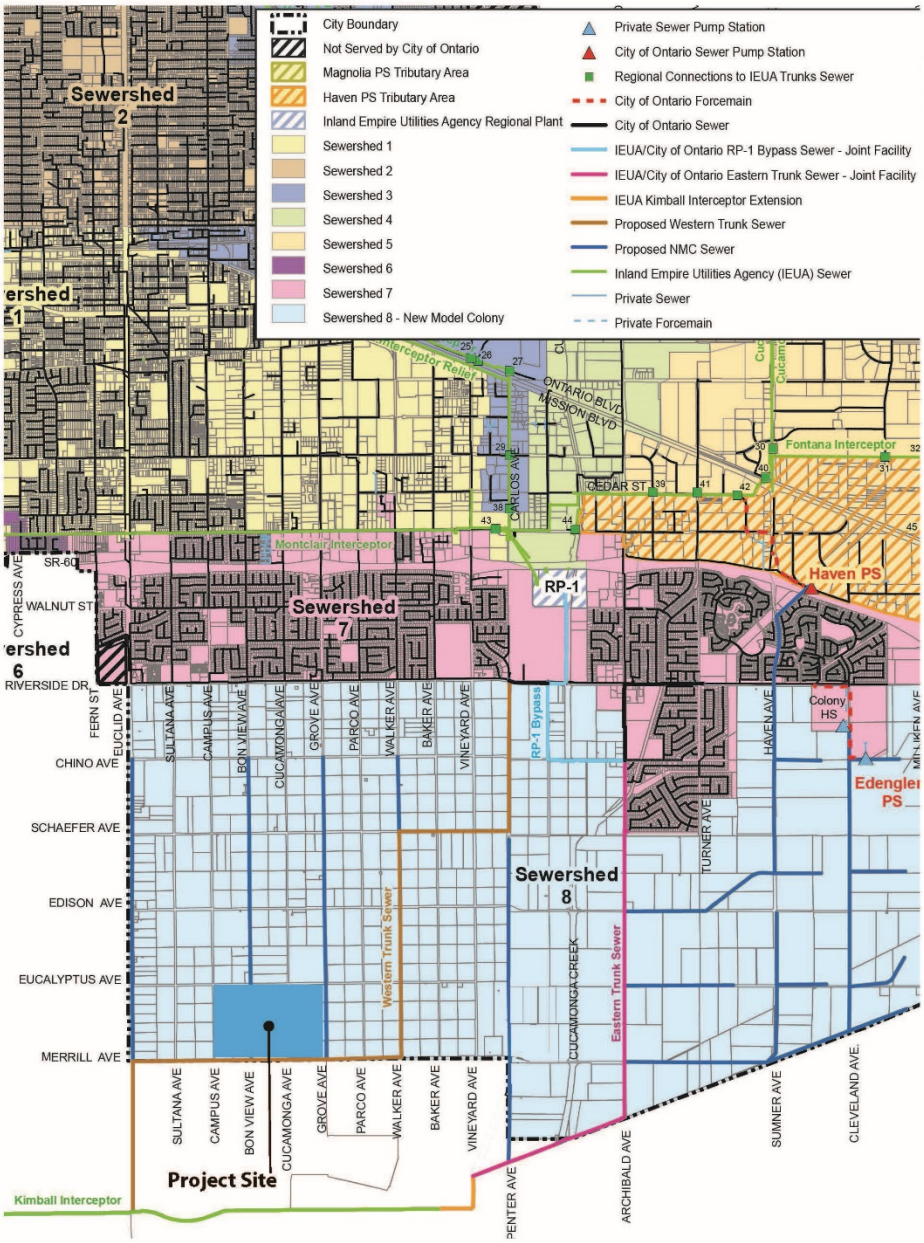
There are no sewer mains located within the broader vicinity of the Specific Plan area; therefore, the Specific Plan includes a network of new public sewer mains (Figure 3.11), consistent with the City of Ontario's Ultimate Sewer System Plan (Figure 3.12). A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then stays a 36-inch sewer main east to Grove Avenue. The IEUA interceptor trunk sewer main is 54-inches east of Euclid and 60-inches west of Euclid Avenue. An 18-inch sewer main would run from Merrill Avenue north within Bon View Avenue and Grove Avenue to Eucalyptus Avenue. A sewer main will run within Eucalyptus Avenue, from a point west of Grove Avenue to Bon View Avenue where it will connect to the 18-inch sewer main within Bon View Avenue. The size of the Eucalyptus Avenue sewer main will be determined during development plan preparation for PA1 and PA2.

The ultimate sizing and alignment of sewer infrastructure shall be consistent with the City of Ontario ultimate sewer system plan and/or a City conducted and approved hydraulic analysis.

A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each tract map and development within the Specific Plan.


FIGURE 3.11 - SEWER PLAN
EUCALYPTUS AVENUE
BON VIEW AVENUE
CUCAMONGA AVENUE
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
GROVE AVENUE
REFER TO DEVELOPMENT PLAN FOR SIZING
PROJECT
18" SS
2-6" BRINE (CITY OF CHINO)
36" SS
2-6" BRINE (CITY OF CHINO) MERRILL AVENUE
36" SS (TO KIMBALL AVE.)
CHINO AIRPORT
36" CONNECTION TO EX 60"
KIMBALL AVE
(60" SS)
(54" SS)
N
1"= 1000'
LEGEND:
NEW SEWER LINE (PER MASTER PLAN)
DUAL 6" BRINE LINE (BY THE CITY OF CHINO)
EXISTING SEWER (IEUA)
SPECIFIC PLAN AREA

# City of Ontario Ultimate Sewer System




South Ontario Logistics Center Specific Plan **Figure 3.12**

## 3.6 Conceptual Grading Plan

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation across the Specific Plan area.

The grading activities for the Specific Plan area will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads, driveways and streets.

Conceptual grading and earthwork analysis indicate the project can be balanced onsite. Earthwork will include approximately 425,912 cubic yards (CY) of cut and 425,912 CY of fill with 272,777 CY of over-excavation. Geotechnical and/or environmental conditions encountered during grading operations may impact final earthwork calculations. Grading plans for each development project within the Specific Plan area shall be reviewed and approved by the City of Ontario prior to the issuance of grading permits. Grading plans and activities shall conform to the City's grading ordinance and dust and erosion control requirements.

All landscaped areas within the Specific Plan area shall be graded as shallow swales and designed to accept runoff water from impervious surfaces. Water quality retention basins, trenches, etc., (the exact location of which will be determined at the time of Water Quality Management Plan (WQMP) approval for individual implementing projects) will have a maximum side slope of 3:1.

## 3.7 Dry Utilities Plan

Utility services provided to the site shall be installed underground in accordance with City of Ontario guidelines.

### Communication System

According to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment in a long-term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the city. Developments within Ontario Ranch are required to install and provide fiber conduit to all improved lots. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer. Pursuant to the City's Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer. The Specific Plan area will be connected to the City's system as shown on Figure 3.13.

### Natural Gas

Southern California Gas Company maintains 3" and 12" mains in Eucalyptus Avenue, a 12" main Grove Avenue and 2" mains located east and west of the site in Merrill Avenue. There mains are available to provide service to the project site. Gas mains will be installed to the individual development projects by the Gas Company, as necessary.

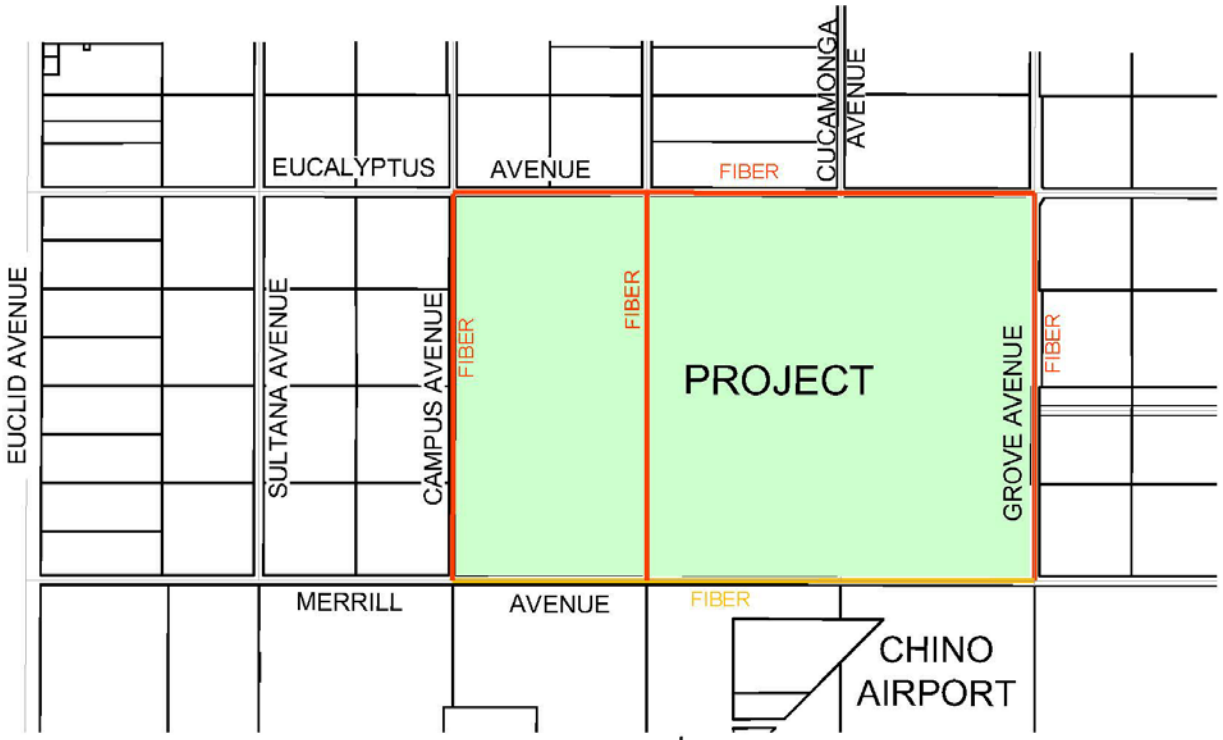
### Electrical

Southern California Edison will provide electricity to the Specific Plan area from existing facilities in the vicinity. New lines within the Specific Plan area shall be installed according to City of Ontario requirements.

### Cable

Charter does not maintain any facilities with the vicinity of the proposed project site. A main extension would be required if services are desired.

FIGURE 3.13 - FIBER OPTIC PLAN



## 3.8 Storm Drainage Plan

The Specific Plan area storm drain improvements (Figure 3.14) are consistent with the facilities specified in Drainage Area XIV of the City of Ontario Planned Drainage Facilities (Figure 3.15).

Catch basins located throughout the site will collect runoff. On-site storm drain systems will convey runoff to the following facilities:

- 120-inch storm drain in Grove Avenue leading south to existing facilities via modification of an existing channel.
- 102-inch reinforced concrete pipe in Bon View Avenue.
- 60-inch reinforced concrete pipe in Merrill Avenue adjacent to the Specific Plan area, which will transition to a 120-inch reinforced concrete pipe running west to a reinforced concrete box at Euclid Avenue.
- 54-inch storm drain in Campus Avenue which connects to the future storm drain in Merrill Avenue.
- 10' x 10' storm drain in Euclid connecting to the Prado flood control basin.

Additional on-site drain improvements would include storm water detention/ retention/ water quality basins, which would capture, treat, and/or gradually release storm water into the downstream public storm drain systems. Onsite storm water treatment would incorporate underground chambers installed within each building's parking area.

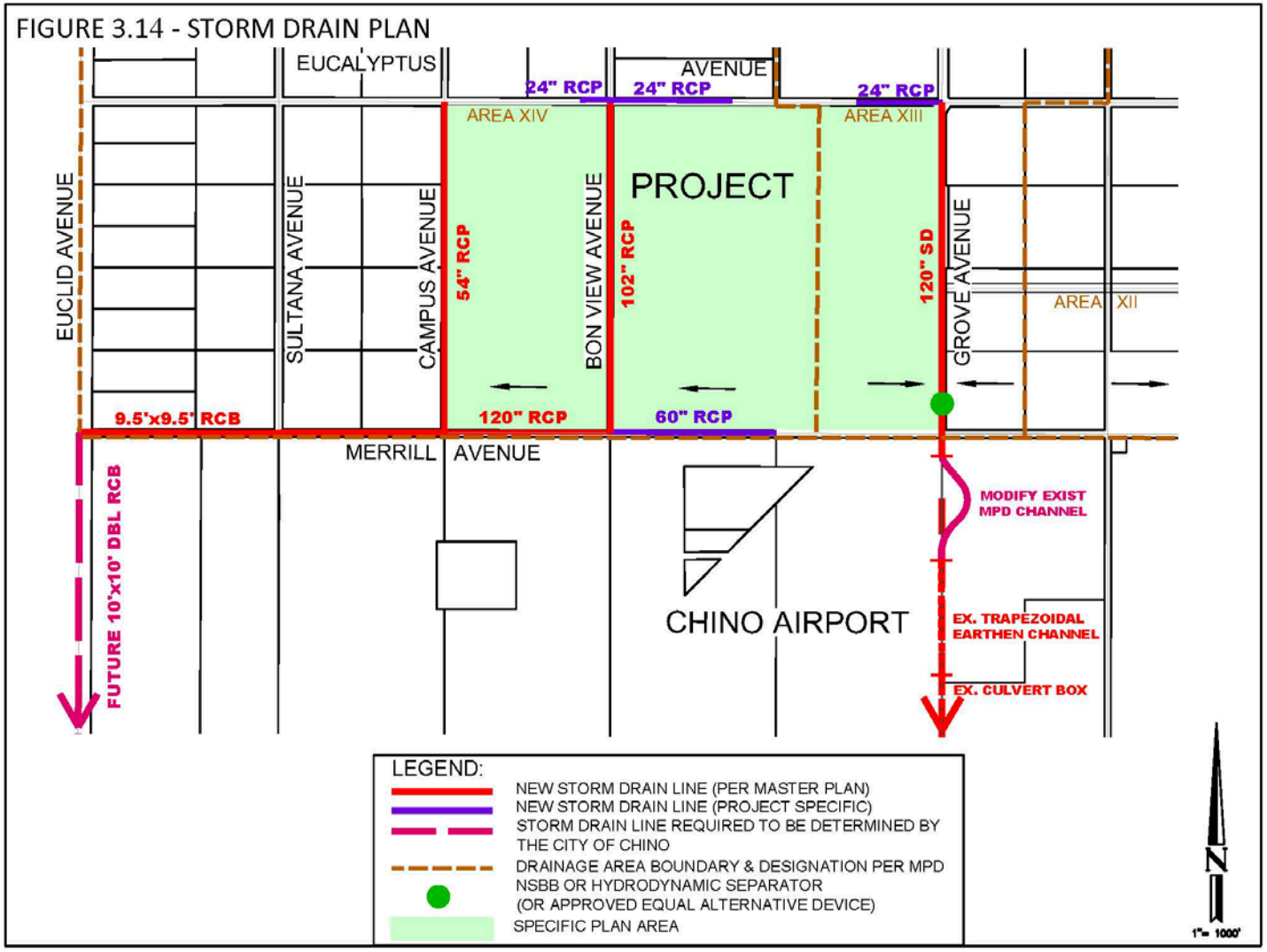
Development within this specific plan shall be responsible to construct the ultimate storm drain improvements if they are not installed at time of development.

Each storm drain in Campus Avenue, Bon View Avenue, Grove Ave and Merrill Avenue will be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device will be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the State Water Resources Control Board (SWRCB).

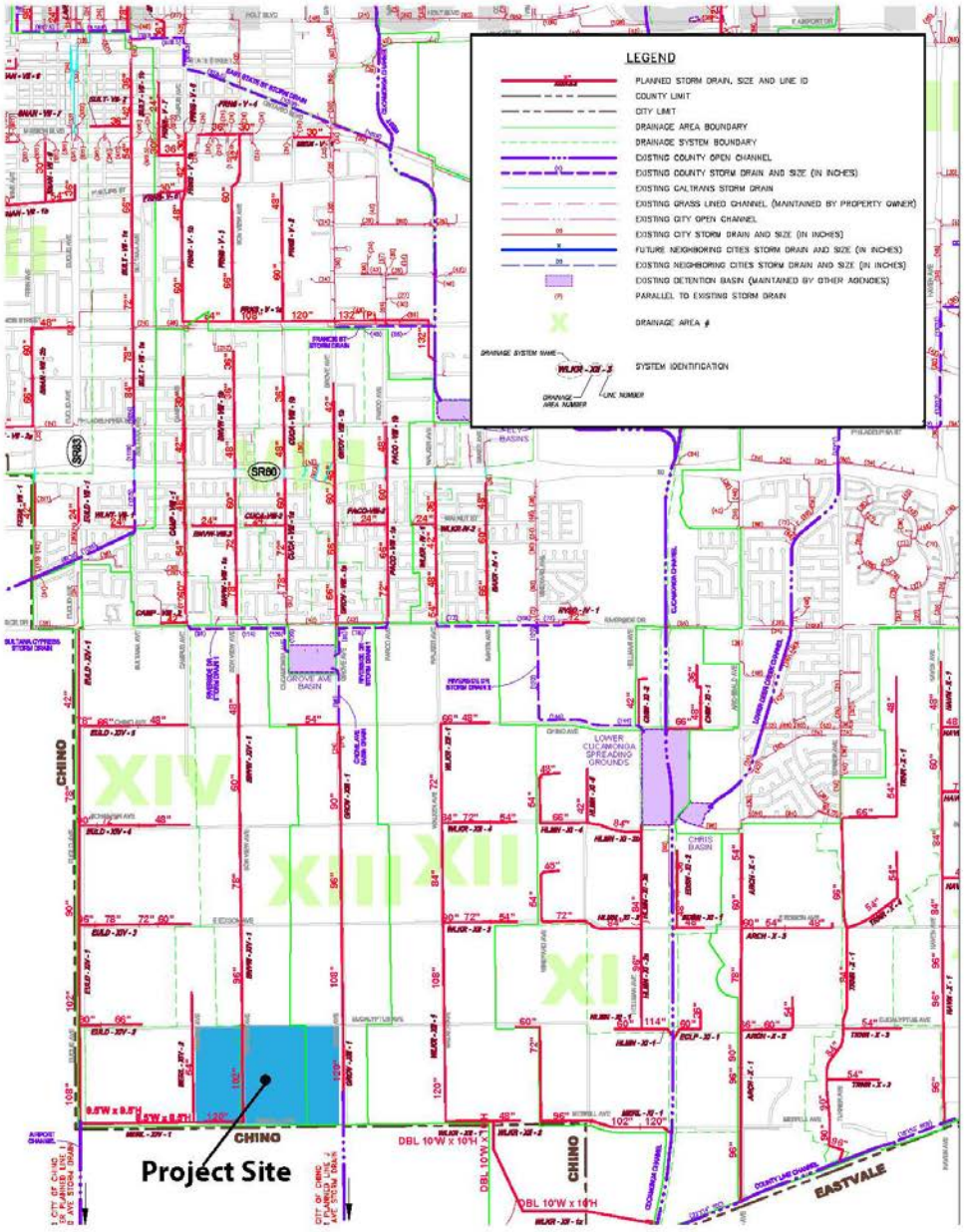
### NPDES Compliance

The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest, and re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management Plan (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, employing Source Control Best Management Practices (BMP's), or using on-site structural Treatment Control BMP's where the infeasibility of installing Low Impact Development BMP's is demonstrated.

All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.


FIGURE 3.14 - STORM DRAIN PLAN
EUCALYPTUS AVENUE
24" RCP
24" RCP
24" RCP
AREA XIV
AREA XIII
AREA XII
PROJECT
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
54" RCP
BON VIEW AVENUE
102" RCP
120" SD
GROVE AVENUE
9.5'x9.5' RCB
120" RCP
60" RCP
MERRILL AVENUE
FUTURE 10'x10' DBL RCB
MODIFY EXIST MPD CHANNEL
CHINO AIRPORT
EX. TRAPEZOIDAL EARTHEN CHANNEL
EX. CULVERT BOX
LEGEND:
NEW STORM DRAIN LINE (PER MASTER PLAN)
NEW STORM DRAIN LINE (PROJECT SPECIFIC)
STORM DRAIN LINE REQUIRED TO BE DETERMINED BY THE CITY OF CHINO
DRAINAGE AREA BOUNDARY & DESIGNATION PER MPD
NSBB OR HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL ALTERNATIVE DEVICE)
SPECIFIC PLAN AREA
N
1"= 1000'

# City of Ontario Planned Drainage Facilities




South Ontario Logistics Center Specific Plan **Figure 3.15**

New development within the Specific Plan area will utilize a variety of Low Impact Development site drainage designs to manage stormwater, including but not limited to retention/infiltration basins, trenches and swales, and above ground and/or below ground bio-treatment systems. Development projects within the Specific Plan area will comply with the latest Low Impact Development guidelines and incorporate features including but not limited to:

- Landscape designs that promote water retention and incorporation of water conservation elements such as use of native plants and drip irrigation systems;
- Permeable surface designs in areas with low traffic;
- Parking lots that drain to landscaped areas to provide retention and infiltration, or bio-treatment where infiltration is infeasible;
- Limited soil compaction during grading operations within landscaped storm water infiltration areas of not more than 80 percent compaction.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP), Erosion & Sediment Control Plan sheets, and a WQMP shall be prepared and approved. The SWPPP and Erosion & Sediment Control Plan Sheets shall identify and detail all appropriate BMP's to be implemented or installed during construction of the project, and the WQMP shall describe all post-construction BMP's designed to address water quality and quantity of runoff for the life of the project.

## 3.9 Public Services

This sub-section addresses public services within the Specific Plan area, including police, fire and solid waste disposal services.

### 3.9.1 Police

The City of Ontario will provide police services to the Specific Plan area. The closest police station is located approximately five miles north of the Specific Plan area at 2500 S. Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

### 3.9.2 Fire

The City of Ontario will provide fire protection services to the Specific Plan area. The Ontario Fire Department currently has eight stations, which are staffed with eight four-person paramedic engine companies and two four-person truck companies. The closest operational fire station, Station 2, is located at 544 W. Francis Street, approximately four miles north of the Specific Plan area.

### 3.9.3 Solid Waste Disposal

The City of Ontario will provide solid waste services to the Specific Plan area. The City offers a full array of commercial and industrial services designed to meet the business community's needs. Solid waste facilities follow the "Solid Waste Department Refuse and Recycling Planning Manual." The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as addresses the City's recycling goals. The Mid-Valley Landfill is the nearest County of San Bernardino landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 20 miles northeast of the Specific Plan area.

## 3.10 Phasing Plan

Development phasing of the Specific Plan area will be determined by the landowner and/or developer based upon real estate market conditions. Phasing sequencing is subject to change over time to respond to various market and local factors and as such, individual phases may overlap or develop concurrently. Phasing will occur as appropriate levels of infrastructure are provided. Infrastructure improvements, as required and approved by the City Engineer to support the development, shall be installed by the developer.

Figure 3.16, Conceptual Phasing Plan, describes two general phases of development for South Ontario Logistics Center.

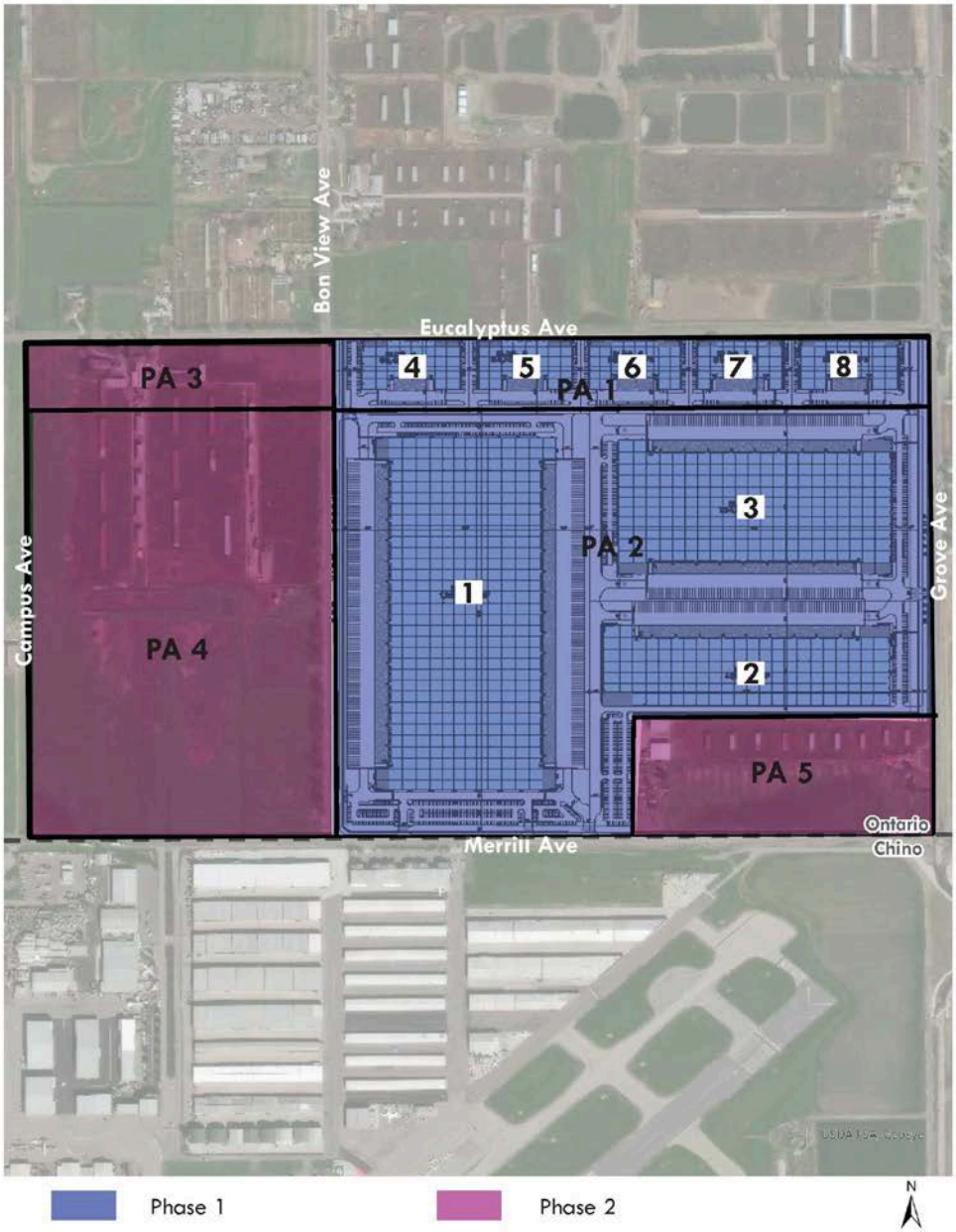
**Phase 1:** Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan and includes the Development Plan (PAs 1 and 2). This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

**Phase 2:** Phase 2 consists of the balance of the Project site (PAs 3, 4, and 5) .

Specific Plan backbone infrastructure shall be installed by the project developer, in accordance with the applicable City-adopted infrastructure plan for the area, as well as the provisions of this Specific Plan and an approved Development Agreement. Final grading and infrastructure improvements will be completed in accordance with the approved Development Agreement and City Engineer approval. Fair share responsibilities for improvements shall be addressed in a Development Agreement with the City of Ontario.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

## Conceptual Phasing Plan




South Ontario Logistics Center Specific Plan **Figure 3.16**

# 4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies allowable uses and development standards including building height, setbacks, lot coverage, parking, and landscape within the Specific Plan area. These regulations are intended to create a harmonious relationship among development within the Specific Plan area and with surrounding land uses as well as to protect the health, safety, and general welfare of the community.

## 4.1 General Provisions

Upon adoption of this Specific Plan, the allowable land uses and development standards within this document become the governing zoning for new construction, additions, or remodels within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

## 4.2 Allowable Uses

Table 4.1 (Allowable Uses) provides the land uses, activities, and facilities allowed within the Specific Plan's BP (Business Park) and IG (Industrial - General) Zoning Districts discussed in Chapter 3. These uses include a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 6 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

### "P" - Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

### "C" - Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

### "A" - Administratively Permitted Land Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

### "—" - Prohibited Land Uses

A land use indicated with a "—" symbol is prohibited within the zoning district.

### Land Uses Not Listed

A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the City of Ontario Planning Director or his/her designee shall have the authority to make a determination of the applicability of similar land uses.

## Table 4.1: Allowable Uses

| Land Use | BP District | IG District |
|---|---|---|
| **AGRICULTURAL USES** | | |
| Commercial Crop Production and Farming[1] | C | P |
| Community Gardens, Urban Farms, and Related Uses | A | A |
| Kennels and Catteries | -- | P |
| **RESIDENTIAL USES** | | |
| Caretaker's Unit (not to exceed 1,000 square feet) | A | A |
| **CONSTRUCTION** | | |
| Contractors (e.g., building construction, site preparation, capital improvement projects) | | |
| • Completely within enclosed building | P | P |
| • With outdoor storage | -- | P |
| **MANUFACTURING** | | |
| Apparel Manufacturing | P | P |
| Artisan Crafts (made by hand) such as glassworks, jewelry, pottery | P | P |
| Beverage Manufacturing | -- | C |
| Chemical Manufacturing (excludes pesticides and fertilizers) | -- | C |
| Computer and Electronic Product Manufacturing | P | P |
| Electrical Equipment, Appliance and Component Manufacturing | P | P |
| Fabricated Metal Product Manufacturing | -- | P |
| Ammunition and Arms Manufacturing | C | C |
| Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging) | -- | C |
| Food Manufacturing, Limited (bread, tortillas, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract) | C | C |
| Furniture and Related Product Manufacturing | P | P |
| Glass and Glass Product Manufacturing | -- | C |
| Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing) | P | P |
| Machinery Manufacturing | -- | P |
| Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.) | P | P |
| Paper Manufacturing | -- | C |
| Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing) | C | C |
| Printing and Related Support Activities | P | P |
| Primary Metal Manufacturing | -- | C |
| Petroleum and Coal Products Manufacturing | -- | C |
| Plastics Product Manufacturing | -- | C |
| Rubber Product Manufacturing | -- | C |
| Textile Mills | -- | C |
| Textile Product Mills | -- | C |

| | | |
|---|---|---|
| Transportation Equipment Manufacturing | -- | P |
| Wood Product Manufacturing | -- | C |
| **WHOLESALE TRADE** | | |
| Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies) | -- | P |
| Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies) | P | P |
| Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers) | -- | P |
| Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions) | P | -- |
| **HEALTH CARE AND SOCIAL ASSISTANCE** | | |
| Ambulatory Health Care Services | P | -- |
| Child Day Care Services (Commercial Facilities) | -- | -- |
| Child Day Care Services (Employer Provided Services) | -- | -- |
| Medical Office | P | -- |
| Vocational Rehabilitation Services | C | -- |
| **COMMERCIAL USES** | | |
| ***Information*** | | |
| Broadcasting | P | P |
| Data Processing, Health, and Related Services | P | P |
| Publishing Industries | P | P |
| Motion Picture and Sound Recording Facilities (excludes movie theaters) | P | P |
| Recording and sound studios | P | -- |
| Telecommunication Facilities | P | P |
| ***Eating and Drinking Places, and Food Services*** | | |
| Alcoholic beverage sales for consumption on the premises (includes all retailers on-sale licenses issued by the State of California Department of Alcoholic Beverage Control) | C | -- |
| Food Bank or Meal Delivery Services | C | C |
| Restaurant | | |
| • Without drive-thru | P | -- |
| • With drive-thru | C | -- |
| ***Motor Vehicle Mechanical and Electrical Repair and Maintenance*** | | |
| Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involve the limited use of pneumatic tools or equipment that creates noise impacts) | P | -- |

| | | |
|---|---|---|
| General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brakes, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train) | | |
| • General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance | C | C |
| • General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance | -- | C |
| Automotive Body, Paint, Interior and Glass Repair | | |
| • Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization | C | C |
| • Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed) | C | C |
| • Large Truck and Bus Body, Paint, and Interior Repair and Maintenance | -- | C |
| ***Personal Services*** | | |
| Couriers and Messengers | P | P |
| Commercial and Industrial Machinery and Equipment Repair and Maintenance (except automotive and electronic) | -- | P |
| Electronic and Precision Equipment Repair and Maintenance | P | P |
| Fitness and Recreational Sports Center | | |
| • Gross Floor Area less than 10,000 square feet | P | -- |
| • Gross Floor Area 10,000 square feet or more | C | -- |
| Industrial Laundry and Linen Supply | C | C |
| Personal and Household Goods Repair and Maintenance | P | P |
| Pet Boarding and Kennels | | |
| • Day only (e.g., Doggie Daycare) | C | -- |
| • Overnight Stays | C | -- |
| Postal Services | P | P |
| Passenger Car Rental and Leasing | C | -- |
| Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing | C | P |
| ***Offices*** | | |
| Administrative and Support Services | P | -- |
| Finance and Insurance Offices | P | -- |
| Management of Companies and Enterprises | P | -- |
| Office Ancillary to a Primary Industrial Use (less than 10% of GFA) | P | P |
| Professional, Scientific, and Technical Services (e.g., accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting) | P | -- |
| Real Estate Offices | P | -- |
| ***Retail*** | | |
| Alcoholic beverage sales for consumption off the premises (includes all retailers off-sale licenses issued by the State of California Department of Alcoholic Beverage Control) | C | -- |

| | | |
|---|---|---|
| Auction Houses | C | -- |
| Automotive Parts and Accessories (including tires) | P | -- |
| Convenience stores (without alcoholic beverage sales) | P | -- |
| Gasoline Fueling Station with or without Convenience Store (without alcoholic beverage sales) | C | -- |
| Internet Fulfillment/Warehousing/Distribution (E-Commerce) | P | P |
| ***Industrial Retail Sales*** (retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site) | | |
| • Maximum 15% of building floor area or 8,000 square feet, whichever is less | A | A |
| • Over 15% of building floor area or 8,000 square feet | C | C |
| Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments excluding fuel/petroleum dealers) | P | P |
| **WAREHOUSING** | | |
| Warehousing and Storage (General and Other) | | |
| • Completely within enclosed building | P | P |
| • Outdoor Storage Accessory to an Allowed Use | A | A |
| • Outdoor Storage as the Primary Use | -- | C |
| Refrigerated Warehousing and Storage | P | P |
| **OTHER** | | |
| Religious Assembly | C | -- |
| Parking Facilities | P | -- |
| Vocational/Trade Schools | C | C |

Notes:
1. Excluding Commercial Crop Production of Marijuana
2. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, "—"=Prohibited
3. Refer to the Specific Plan EIR and Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for additional development criteria and policies that may affect allowable land uses.

## 4.3 Conceptual Site Plan

The conceptual site plan for the South Ontario Logistics Center Specific Plan is presented in Figure 4.1. Under this conceptual plan, Planning Area 1 (Business Park Zoning District) is developed with five buildings totaling 464,820 square feet (SF) and Planning Area 2 (Industrial – General Zoning District) is developed with three buildings totaling 2,462,135 SF (Table 4.2). Cumulatively, the eight buildings depicted in the conceptual site plan provide 2,926,955 SF of development.

The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 3.1 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code.

### Table 4.2 Conceptual Site Plan

| Planning Area | SP Zoning District | Site Acreage | Proposed Conceptual Building Square Footage |
|---|---|---|---|
| 1 | BP | 23 | 464,820 SF |
| 2 | IG | 107.34 | 2,462,135 SF |
| **TOTAL** | | **130.34** | **2,926,955 SF** |

## Conceptual Site Plan




South Ontario Logistics Center Specific Plan

**Figure 4.1**

## 4.4 Development Standards

Table 4.3 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

**Table 4.3 Development Standards**

| Development Standard | Zoning District | |
|---|---|---|
| | BP | IG |
| Minimum Lot Area | 10,000 sq ft | 20,000 sq ft |
| Minimum Lot Dimensions | | |
| 1. Lot Width | 100 ft | 100 ft |
| 2. Lot Depth | 100 ft | 100 ft |
| Maximum Floor Area Ratio | 0.60 | 0.55 |
| Maximum Building Footprint [1] | 125,000 sq ft | N/A |
| Minimum Landscape Setback | | |
| 1. Grove Avenue | 20 ft | 20 ft |
| 2. Eucalyptus Avenue | 23 ft | N/A |
| 3. Merrill Avenue | N/A | 23 ft |
| 4. Bon View Avenue | 10 ft | 10 ft |
| 5. Interior Side | N/A | N/A |
| 6. Interior Rear | N/A | N/A |
| Minimum Building Setback [2] | | |
| 1. Grove Avenue | 20 ft | 20 ft |
| 2. Eucalyptus Avenue | 23 ft | N/A |
| 3. Merrill Avenue | N/A | 23 ft |
| 4. Campus Ave | 10ft | 10ft |
| 5. Bon View Avenue | 10 ft | 10 ft |
| 6. Interior Side | 10 ft | 10 ft |
| 7. Interior Rear | 10 ft | 10 ft |
| Minimum Parking Space and Drive Aisle Separations[3,4,7] | | |
| 1. Parking Space or Drive Aisle to Street Property Line | 20 ft | 10 ft |
| 2. Parking Space or Drive Aisle to Interior Property Line | 5 ft | 5 ft |
| 3. Parking Space to Buildings, Walls, and Fences | Areas adjacent to public entries and office areas: 10 ft<br>Areas adjacent to other building areas: 5 ft<br>Within screened loading and storage yard areas: 0 ft | |
| 4. Drive Aisles to Buildings, Walls, and Fences | 5ft | 5ft |
| 5. Drive Aisles within Screened Loading and Storage Yard Areas | 0 ft | 0 ft |

## Table 4.3 Development Standards

| Development Standard | Zoning District | |
|---|---|---|
| | BP | IG |
| Maximum Building Height [5,6] | 45 ft | 55 ft |
| Minimum Landscape Coverage | 15% | 10% |
| Walls, Fences, and Hedges | Per Ontario Development Code Division 6.02 (Walls, Fences, and Obstructions) and Section 5.5 (Buffering and Screening) of the Design Guidelines in Chapter 5. | |

Notes:

1. Maximum building footprint limit is applicable only to buildings that front onto a public right-of-way.
2. Setback areas shall be measured from the property line and shall be landscaped.
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties.
4. The minimum separation area between a building, wall, or fence and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5-foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension shall not include any area devoted to vehicle overhang.
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed the maximum height up to 25 percent above the prescribed height limit.
6. The maximum building height and floor area ratio may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) and The Chino Airport Land Use Compatibility Plan. Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses.
7. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2, Airport Influence Areas).

Table 4.4 (Off-Street Parking and Loading Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any parking-related standard not addressed in Table 4.4.

## Table 4.4: Off-Street Parking and Loading Design Standards

| Development Standard | Requirement |
|---|---|
| Parking space dimensions | |
| 1. Standard parking | 9 feet wide by 18 feet long |
| 2. Tractor trailer parking | 12 feet wide by 45 feet long |
| 3. At grade loading space | 12 feet wide by 18 feet long |
| Minimum aisle width for 90-degree parking | 24 feet |
| Maximum gradient at parking space | 5 percent measured in any direction |
| Dock-high loading facilities | |

### Table 4.4: Off-Street Parking and Loading Design Standards

| Development Standard | Requirement |
|---|---|
| 1. Dock high door loading space | 12 feet wide by 45 feet long with 14-foot minimum vertical clearance measured from finished surface of loading dock. |
| 2. Truck maneuvering area | Meet the minimum practical turning radius of a 53-foot semi-trailer/tractor combination. |

Table 4.5 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided according to land use. For a use not specified in the table, refer to the Ontario Development Code, Table 6.03-1, Off-Street Parking Requirements.

### Table 4.5: Required Number of Parking and Loading Spaces

| Land Use | Number of Required Spaces |
|---|---|
| Multi-tenant business park | Per 1,000 square feet of gross floor area:<br>• 3 spaces<br>• Required parking for "general office" when exceeding 10% of gross floor area<br>• One tractor trailer parking space per 4 dock-high loading doors |
| General office when exceeding 10 percent of building gross floor area | 4 spaces per 1,000 square feet of gross floor area of office use |
| Industrial speculative building | Per 1,000 square feet of gross floor area:<br>• Up to 50,000 square feet: 1.85 spaces<br>• 50,001 – 100,000 square feet: 1 space<br>• 100,001 square feet and over: 0.5 space<br>• One tractor trailer parking space per 4 dock-high loading doors.<br>• Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building gross floor area. |
| Manufacturing | 1.85 spaces per 1,000 square feet of gross floor area<br>• plus one tractor trailer parking space per 4 dock-high loading doors.<br>• Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building floor area. |
| Restaurant (including outdoor seating area up to 25 percent of gross floor area) | • Under 2,000 square feet: 5 spaces per 1,000 square feet of gross floor area<br>• More than 2,000 square feet: 10 spaces per 1,000 square feet of gross floor area |
| Warehousing and distribution (including associated office use if less than 10 percent of building gross floor area) | • First 20,000 square feet: 1 space per 1,000 square feet of gross floor area<br>• Additional square feet: 0.5 space per 1,000 square feet of additional gross floor area |

| | |
|---|---|
| | • Plus one tractor trailer parking space per 4 dock-high loading doors<br>• Plus required parking for "general office" and other associated uses when exceeding 10 percent of the building gross floor area |

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight. Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

# 5.0 DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the city.
2. Creates a functional and sustainable development that ensures South Ontario Logistics Center is regionally competitive and appropriate within the Ontario Ranch community.
3. Illustrates the distinctive characteristics of its two zoning districts: Business Park (BP) District (Planning Area 1 and 3) and Industrial - General (IG) District (Planning Area 2, 4 and 5).
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

## 5.1 Site Design

Site design within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) shall incorporate the following design features.

Key provisions include:

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Orient buildings towards street frontages to create an inviting public perimeter.
3. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
4. Employ enhanced paving, accent trees, and other landscape features that highlight major building entries.
5. Design drive aisles to minimize impact to pedestrians, provide adequate stacking space, and prevent queuing of vehicles onto public streets.

6. Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
7. Create small parking clusters through the design and placement of landscape areas, drive entrances, and/or buildings to avoid large, visually dominant parking lots.
8. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
9. Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought-tolerant vegetation.
10. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
11. Locate service entrances to avoid conflict with front entries.
12. Place electrical rooms and transformers away from front entries and street views.

## 5.2 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) differ in building height and scale, similar design concepts apply as follows.

Key provisions include:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from the public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.
6. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
7. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall.
11. Elevations to the front of buildings across Eucalyptus Ave shall be additionally enhanced due to residential land use designation across the street.



*Planning Area 1 Architectural Design Examples*











*Planning Area 2 Architectural Design Examples*





## 5.3 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that intersection sight lines and pedestrian safety are preserved. Landscaping plans within the Specific Plan area shall comply with the City of Ontario "Landscape Development Guidelines", the "Standard Drawings" and "Traffic and Transportation Guidelines" for sight-distance.

Key provisions include:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than 50 percent of the available landscape area and may not obstruct the mature root zone of required tree locations.
3. Provide shade for expanses of paving, building walls, roofs, and windows with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks, and outside storage areas from public view.
6. Coordinate utilities with landscape plans by showing utilities on plans to ensure placement clear of required tree locations. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least five feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select 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 local arid climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces within parking lots. Planter islands shall be at least five feet in width exclusive of curbs and the same length as the abutting parking space. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas located behind screen walls shall not be subject to this provision.
11. Provide a minimum dimension of five feet exclusive of curbs for all landscape areas, except for vine pockets.

12. Space living plant materials less than or equal to the mature plant diameter. Non-living ornamental landscape materials may comprise a maximum of five percent of the landscape area requirements and shall be permeable.

## 5.3.1 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The following streetscape designs are conceptual only; final grading, plantings, and tree locations shall be determined on a project-by-project basis.

### *5.3.1.1 Grove Avenue Streetscape*

Grove Avenue features a 28-foot wide landscaped median, 7-foot wide parkways, 5’ wide sidewalk, within a 40’ neighborhood edge and a 20-foot wide landscape setbacks. An 8’ multipurpose trail is located on the east side. (Figure 5.1). Tree species along Grove Avenue include *Platanus acerifolia* ‘Bloodgood’ in the parkway, alternating Cercis occidentalis and Platanus acerfolia ‘Bloodgood’ groups behind the sidewalk and Pinus eldarica and Cercis occientalis in the median.

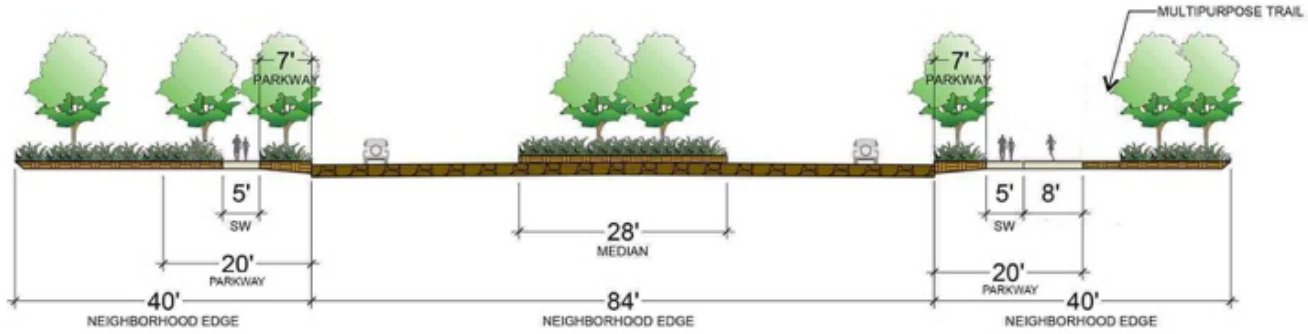



FIGURE 5.1: **GROVE AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.2 Eucalyptus Avenue Streetscape*

The typical Eucalyptus Avenue section will feature a 12-foot wide parkway and 23-foot wide landscape setback to create a 35-foot Neighborhood Edge. The parkway will include a 7-foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a five-foot wide sidewalk. An eight-foot

wide multi-purpose trail is located on the north side. A five-foot wide on-street Class II bike lane is located on the south side. Tree species along Eucalyptus Avenue will include Pistache trees in the parkway and behind the sidewalk alternating with groups of Podocarpus gracilior trees. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.2).

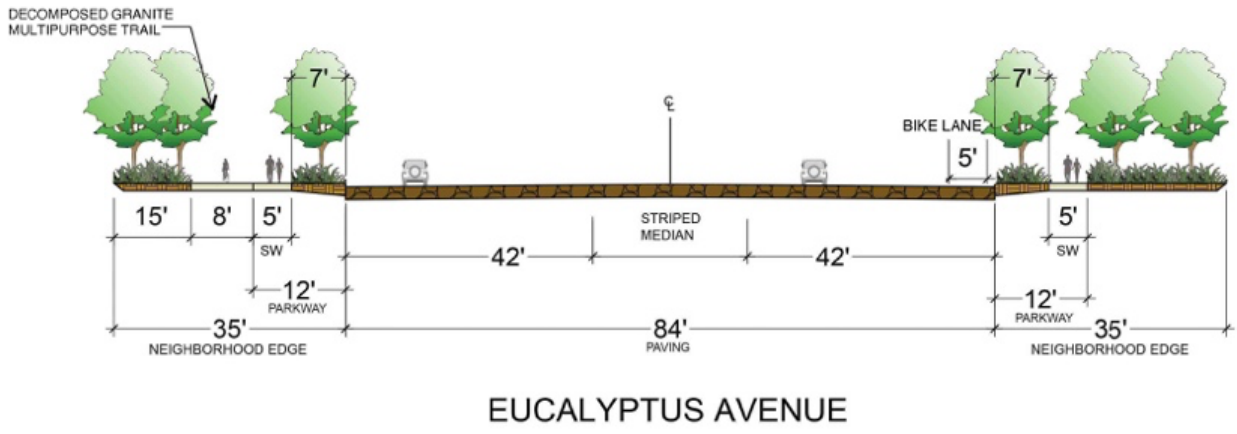



FIGURE 5.2: **EUCALYPTUS AVENUE CONCEPTUAL STREETSCAPE**

#### *5.3.1.3 Merrill Avenue Streetscape*

The typical Merrill Avenue section on the north side of the street will feature an eight-foot wide on-street Class II bike lane, 12-foot wide parkway, eight-foot wide multi-purpose trail and 23-foot wide landscape setback. The parkway will include a seven-foot wide curb-adjacent landscape strip and a five-foot wide sidewalk. Tree species along Merrill Avenue will include Quercus agrifolia in the parkway and behind the sidewalk alternating with Cercis canadensis 'Forest Pansy.' The parkway and landscape setback will combine to form the 35-foot Neighborhood Edge buffer

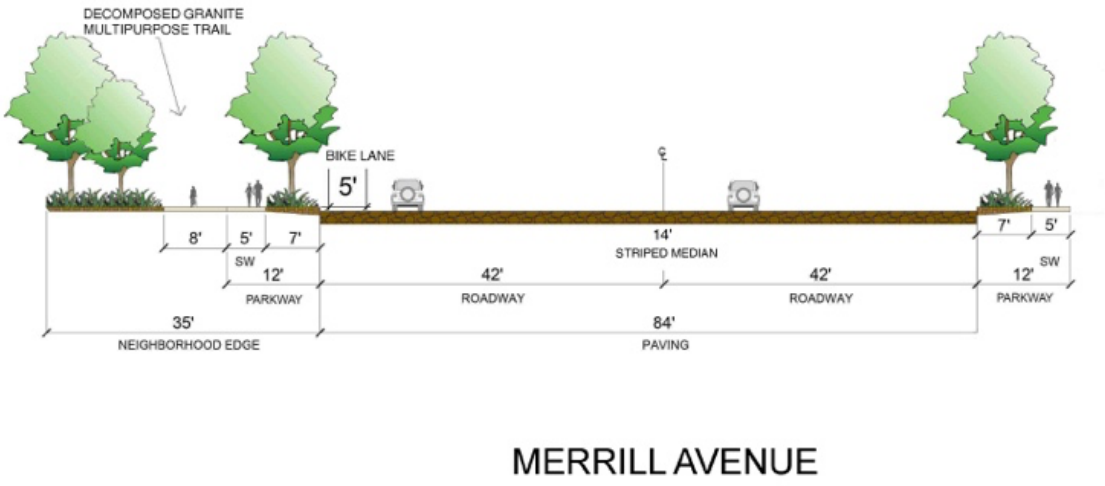



FIGURE 5.3: **MERRILL AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.4 **Bon View Avenue Streetscape***

The Bon View Avenue section features 9-foot wide parkways with an 4-foot wide curb-adjacent landscape strip planted with trees and groundcover and a five-foot wide sidewalk (Figure 5.4). Tree species along Bon View Avenue include Chinese Pistache and Coast Live Oak.

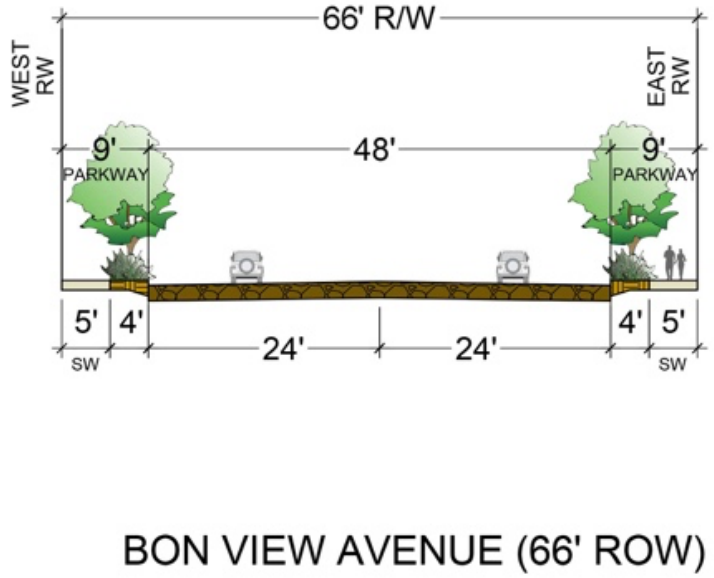



FIGURE 5.4: **BON VIEW AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.5 Campus Avenue Streetscape*

The Campus Avenue section features a 15-foot wide landscape setback to create a 35-foot Neighborhood Edge (Figure 5.5). The east side of Campus Avenue includes a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street. The Neighborhood Edges include a 7-foot wide curb-adjacent landscape strip that will be planted with trees and groundcover. Tree species along Campus Avenue include Drake Elm, Tulip Trees, and African Sumacs.

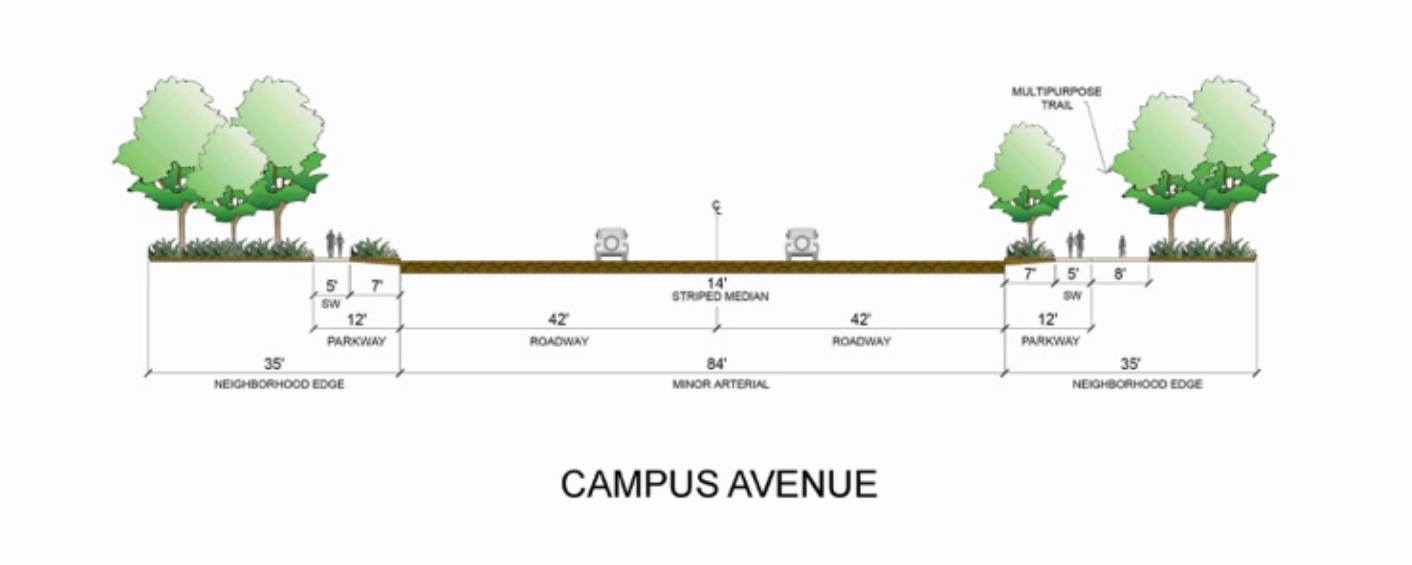



FIGURE 5.5: **CAMPUS AVENUE CONCEPTUAL STREETSCAPE**

### 5.3.2 Project Entries

The Specific Plan area includes multiple shared vehicular driveways accessible from Grove, Eucalyptus, Merrill, Campus and Bon View Avenues. Figure 5.6 presents a typical conceptual entry design featuring enhanced paving; a landscaped setback with flowering accent trees, canopy trees, and drought-tolerant landscaping; a multipurpose trail; sidewalk; and landscaped parkway with street trees.

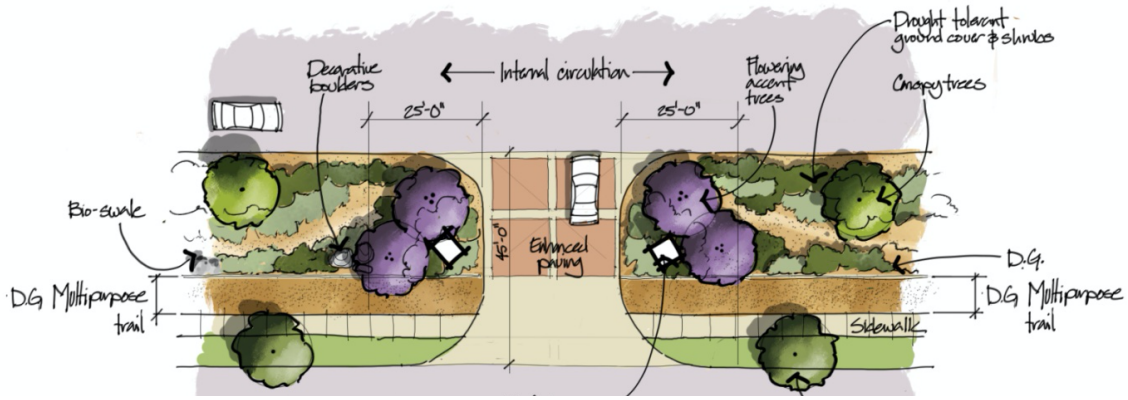



FIGURE 5.6: **CONCEPTUAL VEHICULAR ENTRY**

### 5.3.3 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native or adapted to the region. Similar plant materials may be substituted for the species listed in Table 5.1 if the alternative plants are appropriate to the climate and enhance the thematic setting.

**Table 5.1: Plant Palette**

| Botanical Name | Common Name | Use |
|---|---|---|
| *Chilopsis linearis* | Desert Willow | Tree |
| *Chitalpa tashkentensis* | Chitalpa | Tree |
| *Cinnamomum camphora* | Camphor Tree | Tree |
| *Cupressus sempervirens* | Italian Cypress | Tree |
| *Heteromeles arbutifolia* | Toyon | Tree |
| *Juniperus s.* 'Skyrocket' | Skyrocket Juniper | Tree |
| *Koelreuteria bipinnata* | Chinese Flame Tree | Tree |
| *Lagerstroemia i.* 'Muskogee' | Crape Myrtle | Tree |

## Table 5.1: Plant Palette

| Botanical Name | Common Name | Use |
|---|---|---|
| *Magnolia g.* 'Samuel Sommer' | Magnolia | Tree |
| *Magnolia g.* 'Little Gem' | Magnolia | Tree |
| *Olea europaea* | Olive | Tree |
| *Pinus canariensis* | Canary Island Pine | Tree |
| *Pinus eldarica* | Afghan Pine | Tree |
| *Pistacia chinensis* | Chinese Pistache | Tree |
| *Platanus acerifolia* | London Plane | Tree |
| *Platanus racemosa* | California Sycamore | Tree |
| *Quercus agrifolia* | Coast Live Oak | Tree |
| *Schinus molle* | California Pepper | Tree |
| *Tristania conferta* | Brisbane Box | Tree |
| *Washingtonia filifera* | California Fan Palm | Tree |
| *Phoenix dactylifera* | Date Palm | Tree |
| *Acca sellowiana* | Pineapple Guava | Shrub |
| *Buxus j.* 'Green Beauty' | Japanese Boxwood | Hedge |
| *Callistemon* 'Little John' | Dwarf Bottle Brush | Shrub |
| *Carissa macrocarpa* 'Tuttle' | Natal Plum | Shrub |
| *Cistus* 'Sunset Pink' | Sunset Pink Rockrose | Shrub |
| *Dianella* 'Little Rev' | Dwarf Dianella | Shrub |
| *Dianella tasmanica* | Dianella | Shrub |
| *Dodonaea viscosa* 'Purpurea' | Hopseed Bush | Shrub |
| *Eleagnus pungens* | Silverberry | Shrub |
| *Leucophyllum f.* 'Green Cloud' | Texas Ranger | Shrub |
| *Ligustrum j. texanum* | Texas Privet | Shrub |
| *Pittosporum tobira* 'Variegata' | Variegated Mock Orange | Hedge |
| *Pittosporum t.* 'Wheeleri' | Wheeler's Dwarf | Shrub |
| *Rhaphiolepis i.* 'Clara' | Indian Hawthorn | Hedge |
| *Rhaphiolepis i.* 'Springtime' | Indian Hawthorn | Hedge |
| *Rhamnus californica* | Coffeeberry | Shrub |
| *Rhamnus c.* 'Mound San Bruno' | Dwarf Coffeeberry | Shrub |
| *Rosmarinus o.* 'Tuscan Blue' | Rosemary | Shrub |
| *Salvia c.* 'Allen Chickering' | Allen Chickering Sage | Shrub |
| *Salvia greggii* | Autumn Sage | Shrub |
| *Salvia leucantha* | Mexican Sage | Shrub |
| *Westringia fruticosa* | Coast Rosemary | Shrub |
| *Xylosma congestum* | Shiny Xylosma | Hedge |
| *Agave* 'Blue Flame' | Blue Flame Agave | Accent |
| *Aloe maculata* | Soap Aloe | Accent |
| *Aloe petricola* | Stone Aloe | Accent |
| *Aloe polyphylla* | Spiral Aloe | Accent |
| *Aloe striata* | Coral Aloe | Accent |
| *Echeveria* 'Ruffles' | Ruffles Echeveria | Accent |
| *Hesperaloe parviflora* | Red Yucca | Accent |
| *Acacia redolens* 'Low Boy' | Dwarf Acacia | Groundcover |

### Table 5.1: Plant Palette

| Botanical Name | Common Name | Use |
|---|---|---|
| *Baccharis p.* 'Pigeon Point' | Dwarf Coyote Bush | Groundcover |
| *Baccharis p.* 'Centennial' | Coyote Bush | Groundcover |
| *Carex pansa* | California Meadow Sedge | Grass |
| *Carex tumulicola* | Foothill Sedge | Grass |
| *Festuca mairei* | Altas Fescue | Grass |
| *Festuca o.* 'Glauca' | Blue Fescue | Grass |
| *Lonicera j.* 'Halliana' | Hall's Honeysuckle | Groundcover |
| *Muhlenbergia capillaris* | Pink Muhly | Grass |
| *Myoporum parvifolium* | Myoporum | Groundcover |
| *Rosa* 'Flower Carpet' - Red | Red Flower Carpet Rose | Groundcover |
| *Rosmarinus o.* 'Huntington Carpet' | Prostrate Rosemary | Groundcover |
| *Salvia* 'Bee's Bliss' | Bee's Bliss Sage | Groundcover |
| *Senecio mandraliscae* | Blue Fingers | Groundcover |
| *Sesleria autumnali* | Moor Grass | Grass |
| *Trachelopspermum jasminiode* | Star Jasmine | Groundcover |
| *Distictus buccinatoria* | Blood-Red Trumpet Vine | Vine |

## 5.4 Walls and Fences

Walls and fences are important design features intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed by the City of Ontario Traffic and Transportation Division prior to installation, and shall be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible from public street rights of way.

## 5.5 Buffering and Screening

To alleviate the unsightly appearance of loading and service areas, buffering and screening design features shall be used to enhance the overall development. Entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

### 5.5.1 Parking Lots








1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of three feet tall at the time of installation.

### 5.5.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Grove Avenue, Eucalyptus Avenue, Merrill Avenue and Bon View Avenue and Campus Avenue. Screening may include portions of buildings, landscaping, evergreen hedges, and/or decorative walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing to be a minimum of eight feet high and a maximum of 14 feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize buildings, architectural wing walls, and/or landscaping to screen service areas.
5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
7. Obtain a use permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or landscaping with a minimum height of eight feet and a maximum height of 14 feet. The height of outdoor storage shall not-exceed the height of screening.



*Loading and Service Area Example*

## 5.6 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

1. Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
2. Install ground- or low-mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
3. Allow building-mounted accent lighting for general illumination provided there is no light spill or distraction onto roadways or adjacent properties. Plain shoebox or unshielded wall packs are not permitted.
4. Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
5. Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet high to minimize light spill and glare.
6. Shield and direct pole-mounted lights away from public streets.
7. Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
8. Design parking lot lighting plans to avoid placing fixtures in required tree locations.

## 5.7 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

1. Install entry monument signage to identify the South Ontario Logistics Center. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
2. Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
3. Employ signage within industrial sites to give direction to loading and receiving, visitor parking, and other special uses.
4. Provide a unifying sign theme in developments with multiple users.
5. Coordinate signage with the building design, materials, colors, size, and placement.
6. Design signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
7. Avoid covering significant architectural elements with signage.
8. Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
9. Place street address signs perpendicular to approaching vehicular traffic.
10. Ensure signage located within a landscape planter is not blocked or damaged by plant materials.
11. Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
12. Construct signs from high-quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.













*Signage Examples*

## 5.8 Sustainable Design Strategies

South Ontario Logistics Center is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies shall be determined for each project within the Specific Plan area.

### 5.8.1 Sustainable Construction & Technology Concepts

1. Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
2. Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
3. Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
4. Use recycled and other environmentally-friendly building materials wherever possible.
5. Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
6. Use energy-efficient LED (or similar) products.
7. Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
8. Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
9. Employ high-performance dual-pane window glazing in office storefronts.

### 5.8.2 Water Quality

1. Design landscape areas with retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County MS4 Permit and Water Quality Management Plan.
2. Select native and drought-tolerant plants to reduce water demand.
3. Integrate permeable pavement and perforated curbs throughout the project area as feasible to allow stormwater to enter planter areas, assist with filtration, and control runoff.
4. Use captured runoff to augment irrigation systems whenever possible.
5. Employ irrigation systems that respond to changing weather conditions, irrigate by hydro zone, and use micro-irrigation techniques.

6. Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City of Ontario Recycled Water Master Plan.



*Sustainable Design Examples*



# 6.0 IMPLEMENTATION

This chapter summarizes the development process for implementation of the South Ontario Logistics Center Specific Plan and provides for the orderly development of the Specific Plan area.

## 6.1 Applicability

The provisions, standards, and guidelines contained within this Specific Plan provide the regulations for land use and development within South Ontario Logistics Center. The Specific Plan supersedes the development standards and regulations of the Ontario Development Code unless stated otherwise in this document. Whenever the provisions and development standards of the Specific Plan conflict with those of the Ontario Development Code, the Specific Plan shall take precedence. Where the Specific Plan is silent, the Ontario Development Code shall apply.

### Definition of Terms

The terms used within the Specific Plan shall mean the same as defined in the Ontario Development Code, unless otherwise noted.

## 6.2 Severability

The Specific Plan serves as the implementation tool for the City's Policy Plan (General Plan). In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

## 6.3 Interpretation

If an issue, condition, or situation occurs that is not sufficiently covered or provided for in this Specific Plan, those that are applicable for the most similar issue, condition, or situation shall be used. Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the City of Ontario Planning Director in a manner consistent with the goals, policies, objectives, and intent established in the Specific Plan.

## 6.4 Consistency with Other Plans and Regulations

This sub-section discusses consistency of the Specific Plan with The Ontario Plan, Airport Land Use Compatibility Plans, the California Building Code, and CEQA.

### 6.4.1 Consistency with The Ontario Plan

No land use, activity, or facility shall be permitted that is inconsistent with the objectives, policies, general land uses, and programs of The Ontario Plan, as amended.

The South Ontario Logistics Center entitlement applications include a General Plan Amendment to change the site's land use designations from Low Medium Density Residential to Business Park and Industrial - General to be consistent with this Specific Plan.

### 6.4.2 Consistency with Airport Land Use Compatibility Plans

Projects located within the Specific Plan area are subject to the restrictions and provisions of the Airport Land Use Compatibility Plans prepared for Ontario International Airport and Chino Airport.

### 6.4.3 Consistency with California Building Code

Projects located within the Specific Plan area must comply with the State of California Building Code as adopted and implemented by the City of Ontario.

### 6.4.4 Consistency with CEQA

The City of Ontario is defined as the lead agency under the California Environmental Quality Act (CEQA) based upon its authority to approve this Specific Plan. Concurrent with approval of this Specific Plan, the City Council will be required to certify the associated Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program to ensure that all approved EIR mitigation measures are implemented. The Planning Director shall be responsible for confirming that mitigation measures have been implemented through each project's approved plans.

## 6.5 Specific Plan Revisions

It is recognized that modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. Revisions shall be processed in a manner prescribed by the City of Ontario Planning Department pursuant to the provisions in this section.

### 6.5.1 Minor Modifications to the Specific Plan

Minor modifications to the Specific Plan shall be processed administratively without the submission of a formal Specific Plan Amendment application and shall not require a public hearing or review by the Planning Commission. The Planning Director shall have the authority to review and make a determination of approval, approval with conditions, or denial of a request for minor modification to the Specific Plan. The Planning Director may, at his/her discretion, refer any such request to the Planning Commission or City Council.

Minor modifications are defined as:

1. Expansions or reductions to a Planning Area boundary or acreage, provided that the total acreage within each affected Planning Area is not modified by more than 20 percent.
2. An increase in maximum building area for single- and multi-tenant buildings of up to 20 percent, provided that the maximum square footage for the Planning Area established by this Specific Plan is not exceeded.
3. A modification of up to 20 percent of a project's required minimum lot area, minimum lot dimensions, or setbacks if compatible with the surrounding land uses and consistent with the overall design character of the South Ontario Logistics Center.
4. Additions, deletions, or modifications to Table 4.1, Allowable Uses, which lists the permitted and conditionally permitted uses in the Specific Plan area, provided the Planning Director determines the changes to be consistent with the objectives and intent of the Specific Plan.
5. Minor modification of conceptual design criteria for architectural features and materials, landscape treatments, lighting, signage, and sustainable design strategies.
6. Revisions to roadway alignment when the change results in centerline shift of less than 250 feet.
7. Revisions to infrastructure facility sizing and precise location for dry utilities, water, sewer, and storm drainage improvements subject to approval of the City Engineer.
8. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
9. Revisions to exhibits in the Specific Plan that do not substantially change its intent or character.
10. Modifications of a similar nature to those listed above, which are deemed minor by the Planning Director and conform to the purpose and intent of this Specific Plan and The Ontario Plan.

### 6.5.2 Specific Plan Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification shall be subject to a formal Specific Plan Amendment application process pursuant to Section 4.01.035 of the Ontario Development Code and California Government Code Section 65450, et seq.

If the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the applicant shall adhere to the City's adopted procedures and CEQA Guidelines.

## 6.6 Subdivision Maps

Development within the Specific Plan area may require the processing of tentative and final tract or parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to Section 4.02.085 of the Ontario Development Code and other applicable City codes

and regulations, California Government Code Section 66410 et seq. (Subdivision Map Act), as well as the provisions of this Specific Plan.

## 6.7 Development and Land Use Review Procedures

Review procedures for development and land use within the Specific Plan area shall be as provided in this Specific Plan and in accordance with the Ontario Development Code.

### 6.7.1 Development Plan Review

Development proposed within the Specific Plan area shall be subject to Development Plan review pursuant to Section 4.02.025 of the Ontario Development Code. The review is intended to ensure compliance with the provisions of this Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high quality development.

### 6.7.2 Conditional Use Permit

A Conditional Use Permit shall be required for uses deemed "conditionally permitted" in Table 4.1 (Allowable Uses). Applications for a Conditional Use Permit shall be processed pursuant to Section 4.02.015 of the Ontario Development Code.

### 6.7.3 Administrative Use Permit

An Administrative Use Permit shall be required for uses deemed "administratively permitted" in Table 4.1 (Allowable Uses). Applications for an Administrative Use Permit shall be processed pursuant to Section 4.03.015 of the Ontario Development Code.

### 6.7.4 Appeals

Appeals of decisions of the Development Advisory Board, Zoning Administrator, Planning Director, or the Planning Commission regarding implementation of this Specific Plan may be made by the applicant or other aggrieved party pursuant to Division 2.04 of the Ontario Development Code.

## 6.8 Development Agreement

Approval of a statutory development agreement authorized pursuant to California Government Code Section 65864 et seq. shall be required by this Specific Plan. The Development Agreement shall include, but not be limited to, methods for financing, acquisition, and construction of necessary infrastructure. The Development Agreement shall be fully executed prior to recordation of the first Final Map.

## 6.9 Specific Plan Phasing

Implementation of this Specific Plan is anticipated to occur in two phases, as discussed in Chapter 3.10, Phasing Plan:

**Phase 1:** Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan. This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

**Phase 2:** Phase 2 consists of the development of PAs 3, 4, & 5.

These phases may be developed as sub-phases and may occur either sequentially or concurrently with one another.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

### 6.9.1 Phasing Objectives

Development phasing shall meet the following objectives:

1. The orderly build-out of the project based upon market and economic conditions;
2. The provision of adequate parking, infrastructure, and public facilities concurrent with the development of each phase; and
3. The protection of the public health, safety, and welfare.

### 6.9.2 Findings for Modification of the Phasing Plan

The Planning Director shall have the authority to approve modification of the Phasing Plan, subject to the following findings:

1. The modification is consistent with the Policy Plan (General Plan);
2. The modification will not adversely affect the implementation of the Specific Plan;
3. The modification will not be detrimental to public health, safety, and general welfare; and
4. The modification will not delay the construction of infrastructure improvements necessary to serve the development.

## 6.10 Financing of Public Improvements

The financing of the construction, operation, and maintenance of public infrastructure improvements, facilities, and services within the Specific Plan area shall be provided through a combination of mechanisms. Final determination of the scope of improvements, maintenance responsibilities, and funding sources shall be specified in the approved Development Agreement, executed prior to recordation of the first Final Map.

Financing options may include, but are not limited to, the following:

1. Private capital investment by the project developer, the property owner(s), or a Property Owners Association.
2. Private capital investment by a consortium of property owners and/or developers of the project and/or surrounding area.
3. Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of public facilities or the provision of public services. City Council approval shall be a prerequisite for use of special district financing mechanisms.
4. Development Impact Fee (DIF) credits to be applied for infrastructure completed by the project developer.
5. Enhanced Infrastructure Financing District to fund infrastructure development through tax increment financing pursuant to Senate Bill 628.
6. Community Revitalization and Investment Authorities (CRIA) to fund infrastructure development through tax increment financing pursuant to Assembly Bill 2.

## 6.11 Maintenance Plan

Final determination of maintenance responsibilities for the public and private improvements constructed in association with this Specific Plan shall be specified in the approved Development Agreement, which shall be executed prior to recordation of the first Final Map. However, it is anticipated that maintenance shall be generally shared by three entities as described below and outlined in Table 6.1, Maintenance Responsibilities.

### 6.11.1 City of Ontario, Community Facilities District & Other Special District

The establishment of a community facilities district, landscape and lighting district, or other special district to fund the maintenance of public facilities shall be at the City's discretion. It is anticipated that public maintenance shall include the following:

1. Right-of-way for public streets within the Specific Plan area (Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue) shall be dedicated to the City of Ontario per

the provisions of this Specific Plan (Chapter 3, Development Plan) and as approved by the City Engineer.

2. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City.
3. The City shall maintain off-site infrastructure improvements, including water, sewer, and storm drainage facilities.
4. The City shall maintain NPDES facilities located within the curb-to-curb area of public streets. Operation and maintenance requirements for NPDES stormwater runoff source control and treatment control Best Management Practices shall be identified in the approved Water Quality Management Plan for the project.

### 6.11.2 Property Owners Association

A Property Owners Association (POA) may be established for the maintenance of common areas, including such improvements as on-site landscape areas and parking and drive aisles within South Ontario Logistics Center. It is anticipated that improvements maintained by the POA would include the following:

1. Driveways;
2. On-site open spaces, landscape areas, common areas, parking lots, and walkways;
3. Landscaping within setback/landscape buffer areas along Campus Avenue;
4. NPDES facilities within landscape setbacks and on-site common areas;
5. Property identification signage and architectural elements located within the landscape buffer;
6. Fencing and walls, including graffiti removal; and
7. Water, sewer, recycled water facilities and storm drainage facilities located on-site and constructed by the developer are considered privately owned and to be maintained by the property owners or the Property Owner Associations. The Property Owners Association(s) shall maintain permanent on-site water quality basins, trenches, swales and biotreatment filters required by the San Bernardino County MS4 Permit and Water Quality Management Plan.

**Table 6.1: Maintenance Responsibilities**

| Area of Responsibility | City or Special District | Property Owners or POA | Utility |
|---|---|---|---|
| **Master Planned Roadways: Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue** | | | |
| Curb-to-curb improvements | ☐ | | |
| Bon View- landscaping within the public right-of-way (parkways) | | ☐ | |

**Table 6.1: Maintenance Responsibilities**

| Area of Responsibility | City or Special District | Property Owners or POA | Utility |
|---|---|---|---|
| Behind the curb improvements - landscaping within the public right-of-way (parkways) and sidewalks and neighborhood edge | ☐ | | |
| **Other Improvements** | | | |
| Traffic Signals and Traffic Control Signs on public streets | ☐ | | |
| Street lights in the public right-of-way | ☐ | | |
| Drive aisles | | ☐ | |
| On-site parking areas | | ☐ | |
| Common open space | | ☐ | |
| Landscaping within setback/landscape buffer areas | | ☐ | |
| Monument signage | | ☐ | |
| Walls and fences | | ☐ | |
| Stormwater drainage/water quality control facilities within the curb-to-curb area of public streets and Merrill and Bon View public storm drain proposed behind the curb | ☐ | | |
| Stormwater drainage/water quality control facilities behind the curb | | ☐ | |
| Water, recycled water, and sewer infrastructure in the public right-of-way | ☐ | | |
| Dry utilities: electricity, natural gas, communication systems | | | ☐ |
| City of Ontario Fiber Optic Conduit (in Ontario Ranch Streets) | ☐ | | |

## 6.12 Additional Entitlement Requirements

Currently, there are no existing City utilities, nor any improvement plans for City utilities in the vicinity of the Specific Plan area. Several miles of new infrastructure are required to provide City utility services to the Specific Plan area. In order to ensure orderly expansion of the City Utility Systems and other City infrastructure, the following additional entitlement requirements are imposed upon all subdivision maps and developments within the Specific Plan area.

### 6.12.1 Conceptual Design Report

Prior to approval of any entitlement applications (subdivision maps, Development Plan Reviews, etc.), a conceptual design report shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval of the extent of all public improvements required for the project. The study shall identify existing and future rights-of-ways (ROW) and infrastructure improvements and establish all vertical and horizontal alignments for each utility. The report shall include cross-sections, profiles, and any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW. The study shall account for all utility conflicts, right-of-way variations, existing obstructions, and the timing of utility installation. Utilities cannot be located along an alignment that conflicts with existing conditions (e.g. electrical poles, private property, etc.) unless the applicant accepts the responsibility of modifying the existing conditions (e.g. undergrounding, relocation, ROW acquisition, etc.).

### 6.12.2 Preliminary Design Report

As a condition of entitlement (subdivision map, Development Plan Review, etc.) within the Specific Plan area and prior to submittal of Infrastructure Improvements Plans, a Preliminary Design Report (PDR) for all public infrastructure shall be submitted and approved by the Development Agency Engineering Department and the Utilities Engineering Department. The PDR shall include the following:

Conceptual Design Compliance: A discussion modifying or confirming the conceptual design established in the project's Conceptual Design Report shall be included. The study shall confirm all rights-of-ways (ROW), infrastructure improvements, and vertical and horizontal alignments for each utility.

Street Cross Sections and Profiles: Street cross sections and profiles shall be provided for each public street, private street and Public Utility Easement (PUE) containing a public utility and at any points along the alignments where the ROW varies. The cross sections shall show the location and size of each utility and shall annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).

Constructability Review: The report shall include a discussion of the constructability issues along the proposed alignment and identify the recommended construction methods that may be utilized. The study shall perform field investigation (field survey and potholing) in order to identify potential utility conflicts, right-of-way variations, existing obstructions, and constructability issues created by the timing of utility installation.

Supporting Details: The PDR shall include any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW, including the placement of large appurtenances, clearance from existing obstructions, etc.

30% Design Drawings: The PDR findings shall be incorporated into a 30% design plan set and included in the PDR.

Western Trunk Sewershed Scope: In order to qualify for Development Impact Fees (DIF) and to assure that the Western Trunk Sewer (WTS) is designed to serve its entire Sewer Master Plan Tributary Area, the PDR shall include the WTS and all the Master Plan Trunk Sewers connecting to the WTS. The PDR shall include: the WTS from the Kimball Interceptor to the Whispering Lakes Pump Station at Riverside Drive and Carpenter Avenue; the Euclid Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Bon View Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Grove Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; and the Walker Trunk Sewer from the WTS in Schaeffer Avenue to Chino Avenue.

Horizontal and Vertical Alignment Studies: Horizontal and vertical alignment studies shall demonstrate the entire sewershed and subsewersheds can be sewered.

Sewer Sizing Hydraulic Calculations: Sewer sizing hydraulic calculations shall demonstrate the proposed trunk sewer designs can accommodate the Master Plan Flows to meet the Master Plan Design Criteria.

### 6.12.3 Utilities Systems Map (USM)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Utilities Systems Map (USM) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The USM is a summary plan sheet exhibit that shows all the public offsite infrastructure requirements and demands for the Development Project (and/or Subdivision), the onsite private infrastructure improvements, and the interaction between the public and private utilities systems. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual Utilities Systems Map shall be updated into a Final Utilities Systems Map to reflect the changes that occur between entitlement and Final Plan and Permit Approval. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Utilities Systems Map (USM) Requirements for details.

### 6.12.4 Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Integrated Waste Management Report (IWMR) and a Conceptual Solid Waste Handling Plan (SWHP) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The SWHP summary plan sheet exhibit that demonstrates the project site's design conformance with the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. The IWMR is a report that presents project specific information that is not able to be demonstrated within the Solid Waste Handling Plan, including discussions on: project solid waste operations; project compliance with all applicable laws, statues, policies, and requirements; and, conformance with all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual SWHP and the a Conceptual IWMR shall be updated into a Final SWHP and Final IWMR to reflect the changes that occur between entitlement and Final Plan and Permit Approval. The SWHP and IWMR may be required to be updated from whenever there are new occupants, new uses or changes to existing uses, Tenant Improvements, Business Licenses, and Certificates of Occupancy. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP) Requirements for details.

# 7.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65440-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction's local General Plan. Approval of this Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30-year lifespan. The Ontario Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback. The following sections demonstrate the South Ontario Logistics Center Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

## 7.1 Land Use Element

**GOAL LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.**

Policy LU1-2 Sustainable Community Strategy

We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.

*The Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Chapter 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions require the use of drought-resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Chapter 3 through the recycled water plan and storm drainage facilities source control and treatment practices.*

### Policy LU1-3 Adequate Capacity

We require adequate infrastructure and services for all development.

*The Specific Plan establishes a Phasing Plan that is coordinated with affected infrastructure providers and ensures that uses on the project site are adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that ultimately serve the Specific Plan area are addressed in Chapter 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.*

## GOAL LU2: Compatibility between a wide-range of uses.

### Policy LU2-3 Hazardous Uses

We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials.

*Uses within the Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transport of hazardous materials, toxic substances, and other pollutants.*

### Policy LU2-6 Infrastructure Compatibility

We require infrastructure to be aesthetically pleasing and in context with the community character.

*The Specific Plan design guidelines (Chapter 5) support high-quality development that complements the desired community character. Landscaped areas separate parking areas to keep parking lots from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Chapter 4, Land Use and Development Standards) and conceptual streetscape design (Chapter 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists and ensure a cohesive pattern of development.*

### Policy LU2-9 Methane Gas Sites

We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.

*The Specific Plan incorporates into its Implementation Plan (Chapter 6) requirements for development to comply with the mitigation measures identified in the project environmental impact report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.*

**GOAL LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.**

### Policy LU5-7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires policy plan/general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

*The Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Chapter 2, Section 2.2, Airport Influence Areas.*

## 7.2 Community Design Element

**GOAL CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.**

### Policy CD1-2 Growth Areas

We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

*The Specific Plan design guidelines (Chapter 5, Design Guidelines) and development standards (Chapter 4, Land Use and Development Standards) ensure high quality, cohesive, attractive, and appropriately-scaled development that complements and integrates into the Ontario Ranch community and adds value to the City.*

**GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct.**

### Policy CD2-1 Quality Architecture

We encourage all developments to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting;
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

*The Specific Plan design guidelines (Chapter 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area; 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors; 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.*

### Policy CD2-5 Streetscapes

We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identify through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

*Chapter 3, Section 3.2, Street Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Chapter 5, Section 5.3, Landscape Design, the Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.*

### Policy CD2-6 Connectivity

We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands".

*The Specific Plan creates an efficient street system by providing convenient connections with adjacent land uses in compliance with the vision of The Ontario Plan Circulation Element. The design of Specific Plan street sections (Chapter 3.2: Street Plan) and streetscape (Chapter 5.3, Landscape Design) provides road improvements including sidewalks, trails and bikeways to promote connectivity and supplement vehicular transportation.*

### Policy CD2-7 Sustainability

We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

*The Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction, and operation process. The Specific Plan incorporates sustainability principles into its design guidelines (Chapter 5.8, Sustainable Design Strategies), such as drought tolerant landscaping, skylights in warehouse/distribution buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan's Recycled Water Plan (Chapter 3.4), consistent with the City of Ontario Recycled Water Master Plan.*

### Policy CD2-9 Landscape Design

We encourage durable landscaping materials and designs that enhance the aesthetics of structure, create and define public and private spaces, and provide shade and environmental benefits.

*Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Specific Plan (Chapter 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and*

*succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid climate to promote durable plant materials. The plant selection complements the design theme of the Specific Plan area. Parking lot landscaping reduces associated heat buildup, improves aesthetics, and integrates into onsite landscape design and adjacent streetscapes. Swaled landscape areas retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows reduce the impacts of heat gain.*

### Policy CD2-11 Entry Statements

We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

*The Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Chapter 5.3, Landscape Design, Grove, Eucalyptus, Merrill and Bon View Avenues feature landscaped setbacks that provide attractive entries into the site. Entry monument signage is predominantly placed to identify the South Ontario Logistics Center.*

### Policy CD2-12 Site and Building Signage

We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structure.

*The Specific Plan (Chapter 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Industrial uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.*

| | |
|---|---|
| **GOAL CD3:** | **Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing, and safe during all hours.** |

### Policy CD3-1 Design

We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.

*The Specific Plan (Chapter 3.2, Street Plan) coordinates street, sidewalk, trail, and bikeway designs to serve onsite land uses and extend access to the surrounding area in compliance with The Ontario Plan Mobility Element. The Specific Plan specifies street improvements for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue. The Specific Plan streetscape design (Chapter 5.3, Landscape Design) provides an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community.*

### Policy CD3-5 Paving

We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public places.

*The Specific Plan development standards (Chapter 4, Land Use and Development Standards) require that design and materials for sidewalks and road surfaces within the Specific Plan area be approved by the City's Engineering Department. Specific Plan design guidelines (Chapter 5) encourage the use of enhanced paving to mark major building entries and paving materials that possess a high level of solar reflectivity to reduce the heat island effect.*

## GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investment.

### Policy CD5-1 Maintenance of Buildings and Property

We require all public and privately owned buildings and property (including trails and easements) to be properly and consistency maintained.

*The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Chapter 6.11.2).*

### Policy CD5-2 Maintenance of Infrastructure

We require the continued maintenance of infrastructure.

*The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.*

## 7.3 Mobility Element

**GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.**

### Policy M1-1 Roadway Design and Maintenance

We require our roadways to:

- Comply with federal, state, and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Handle the capacity envisioned in the Functional Roadway Classification Plan.
- Endeavour to maintain a peak hour Level of Service (LOS) E or better at all intersections.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices and our Right-of-Way Management Plan

*The Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project environmental impact report. The Specific Plan site design strives to minimize the effects of truck traffic on nearby uses.*

### Policy M1-2 Mitigation of Impacts

We require development to mitigate its traffic impact.

*The Specific Plan requires in Chapter 1.6, California Environmental Quality Act Compliance, and in Chapter 6.4.4, Consistency with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project environmental impact report. Chapter 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities are designed so loading and unloading activities occur on-site without extending beyond the property line.*

**GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.**

### Policy M2-1 Bikeway Plan

We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.

*The Specific Plan includes a Circulation Plan in Chapter 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of a Class II Bikeway along Merrill Avenue and multipurpose trails along Grove, Eucalyptus, and Merrill Avenues.*

### Policy M2-3 Pedestrian Walkways

We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

*The Specific Plan street sections and streetscape designs (Chapter 3.2, Street Plan and Chapter 5.3, Landscape Design) provide for construction of five-foot wide public pedestrian sidewalks for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue to connect with existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. The Specific Plan area street improvements are consistent with the City's Ontario Ranch Streetscape Master Plan.*

**GOAL M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.**

### Policy M3-2 Transit Facilities at New Development

We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.

*The Specific Plan discusses in Chapter 3.2.11, Transit, that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors.*

**GOAL M4: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.**

### Policy M4-1 Truck Routes

We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.

*The Specific Plan is designed to enable easy access to the truck route network and to encourage its industrial users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3, Development Plan) are designed to focus trucks on the designated Merrill Avenue truck route. The design guidelines in Chapter 5.1, Site Design, stipulate buildings, structures, and loading facilities be designed to ensure that loading and unloading activities and maneuvering of freight vehicles occurs on-site without extending beyond the property line.*

## 7.4 Environmental Resources Element

**GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.**

### Policy ER1-3 Conservation

We require conservation strategies that reduce water usage.

*The Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Chapter 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native or adapted to the region and drip irrigation (Chapter 5, Design Guidelines). The Specific Plan encourages the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.*

### Policy ER1-5 Groundwater Management

We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.

*In Chapter 3.8, Storm Drainage Plans, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems for the life of the project. Chapter 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.*

### Policy ER1-6 Urban Run-off Quantity

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.

*The Specific Plan (Chapter 3.8, Storm Drainage Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.*

### Policy ER1-7 Urban Run-off Quality

We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

*In Chapter 3.8, Storm Drainage Plan, the Specific Plan specifies that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.*

### Policy ER1-8 Wastewater Management

We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

*In Chapter 3.5, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Control Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.*

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| **GOAL 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.** |

### Policy ER3-1 Conservation Strategy

We require conservation as the first strategy to be employed to meet applicable energy-saving standards.

*The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Chapter 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5.8) include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.*

### Policy ER3-3 Building and Site Design

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.

*The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.*

**GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.**

Policy ER4-4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality.

*The Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution.*

**GOAL ER5: Protected high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.**

Policy ER5-2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

*The Specific Plan acknowledges that development projects within the Specific Plan area shall comply with the mitigation measures of the project environmental impact report.*

## 7.5 Safety Element

***7.5.1***

**GOAL S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.**

Policy S1-1 Implementation of Regulations and Standards

We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

*The Specific Plan requires development projects to comply with the State of California Building Code as adopted and implemented by the City.*

### Policy S1-2 Entitlement and Permitting Process

We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during geotechnical investigation.*

## GOAL S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

### Policy S2-1 Entitlement and Permitting Process

We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with applicable mitigation measures of the project environmental impact report, state guidelines, and the California Building Code regarding flooding and inundation hazards.*

## GOAL S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

### Policy S3-8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.*

**GOAL S4: An environment where noise does not adversely affect the public's health, safety, and welfare.**

Policy S4-1 Noise Mitigation

We utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the City's noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.*

**GOAL S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.**

Policy S5-2 Dust Control Measures

We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the construction management plan, and subdivision and development codes regarding dust control.*

**GOAL S6: Reduced potential for hazardous materials exposure and contamination.**

Policy S6-9 Remediation of Methane

We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report.*

| GOAL S7: | **Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement, and a system of continuous monitoring.** |
|---|---|

Policy S7-4 Crime Prevention through Environmental Design (CPTED)

We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Chapter 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Chapter 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.*

## 7.6 Community Economics Element

| GOAL CE1: | **A complete community that provides for all incomes and stages of life.** |
|---|---|

Policy CE1-1 Jobs-Housing Balance

We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

*The Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and industrial uses are permitted in the Specific Plan. The Land Use Plan (Chapter 3.1)*

*implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.*

### Policy CE1-5 Business Attraction

We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

*In Chapter 3.1, Land Use Plan, the Specific Plan provides for the construction of over 3.1 million square feet of business park and industrial development in compliance with City and regional planning goals and strategies that facilitate goods movement throughout the SCAG region.*

## GOAL CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

### Policy CE2-1 Development Projects

We require new development and redevelopment to create unique, high-quality places that add value to the community.

*The Specific Plan contains design guidelines in Chapter 5 to guide future development consistent with the vision for Ontario Ranch. The guidelines ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along the roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists.*

### Policy CE2-2 Development Review

We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

*The Specific Plan establishes a land use plan (Chapter 3.1) and design guidelines (Chapter 5) addressing site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.*

### Policy CE2-5 Private Maintenance

We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

*The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.*

### Policy CE2-6 Public Maintenance

We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.

*The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets and infrastructure improvements within the Specific Plan area shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.*

CITY OF ONTARIO PLANNING DEPARTMENT

# LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** **11/30/2021**

**File No:** **PSP19-001**

**Related File:** **PGPA19-004**

**Project Description:** **A public hearing to consider certification of the Environmental Impact Report (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations, for the following: 1) A General Plan Amendment (File No. PGPA19-004) to modify the Land Use Plan (Exhibit LU-01) of the Policy Plan (General Plan) of The Ontario Plan to change the land use designations on 219.39 acres of land, from 157.06 acres of Low-Medium Density Residential (5.1-11 dwelling units per acre) and 62.36 acres of Business Park (0.6 FAR) to 184.22 acres of General Industrial (0.55 FAR) and 35.17 acres of Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes; and 2) a Specific Plan (File No. PSP19-001 – South Ontario Logistics Center Specific Plan) to establish the land use districts, development standards, design guidelines, and infrastructure improvements for the potential development of up to 5,333,518 square feet of General Industrial and Business Park land uses. The project site is generally bordered by Eucalyptus Avenue on the north, Merrill Avenue on the south, existing right-of-way for the future Campus Avenue extension to the west, and Grove Avenue to the east;** (APNs: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, 1054-301-02); **submitted by Grove Land Venture, LLC.**

**Prepared By:** Alexis Vaughn, Assistant Planner
Phone: 909.395.2416 (direct)
Email: avaughn@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Specific Plan. The following shall be submitted to the Planning Department within 30 days following City Council approval of the Specific Plan/Specific Plan Amendment:

**(a)** Five bound copies of the final Specific Plan document;

**(b)** One complete, unbound copy of the final Specific Plan document;

**(c)** One CD containing a complete Microsoft Word copy of the final Specific Plan document, including all required revisions;

**(d)** Five CDs, each containing a complete PDF copy of the final Specific Plan document, including all required revisions; and

**(e)** One CD containing a complete electronic website version of the final Specific Plan document, including all required revisions.

**2.2** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.3** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee and applicable Department of Fish and Wildlife fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING FILE NO. PSP19-001, THE SOUTH ONTARIO LOGISTICS CENTER SPECIFIC PLAN, TO ESTABLISH LAND USE DISTRICTS, DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE IMPROVEMENTS FOR THE POTENTIAL DEVELOPMENT OF UP TO 5,333,518 SQUARE FEET OF INDUSTRIAL AND BUSINESS PARK LAND USES ON 219.39 ACRES OF LAND GENERALLY BORDERED BY EUCALYPTUS AVENUE ON THE NORTH, MERRILL AVENUE ON THE SOUTH, GROVE AVENUE ON THE EAST, AND CAMPUS AVENUE ON THE WEST, AND MAKING FINDINGS IN SUPPORT THEREOF—APNS: 1054-071-01, 1054-071-02, 1054-081-03, 1054-091-01, 1054-091-02, 1054-101-01, 1054-101-02, 1054-231-01, 1054-231-02, 1054-241-01, 1054-241-02, 1054-321-01, 1054-321-02, 1054-311-01, 1054-311-02, 1054-051-01, 1054-051-02, 1054-061-01, 1054-061-02, 1054-251-01, 1054-251-02, 1054-301-01, AND 1054-301-02.

WHEREAS, Grove Land Venture, LLC ("Applicant") has filed an Application for the approval of a Specific Plan, File No. PSP19-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to approximately 219.4 acres of land, bounded by Eucalyptus Avenue to the north, Merrill Avenue to the south, Grove Avenue on the east, and Campus Avenue on the west, within the Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) land use designations, and is presently improved with agriculture/dairy and single-family residential uses; and

WHEREAS, the property to the north of the Project site is within the SP(AG) zoning district and is currently developed with agricultural uses and a dairy farm. The property to the east is within the Merrill Commerce Center Specific Plan and is currently vacant. The property to the south of the project site is located within the City of Chino and is developed with the Chino Airport. The property to the west of the project site is located within the SP(AG) zoning district and is developed with agricultural and dairy uses; and

WHEREAS, the South Ontario Logistics Center Specific Plan establishes a comprehensive set of design guidelines and development regulations to guide and regulate site planning, landscape, and architectural character, and ensuring that excellence in community design is achieved during project development. In addition, the Specific Plan will establish the procedures and requirements to approve new development within the project site to ensure The Ontario Plan (“TOP”) goals and policies are achieved; and

WHEREAS, the South Ontario Logistics Center Specific Plan consists of approximately 219.4 acres of land, which includes the potential development of up to 5,333,518 square feet of business park and industrial development; and

WHEREAS, a request for approval of a General Plan Amendment (File No. PGPA19-004) to change the land use designations shown on the Land Use Plan Map (Exhibit LU-1) for 219.4 acres of land from Low-Medium Density Residential (5.1-11 du/ac) and Business Park (0.6 FAR) to Industrial (0.55 FAR) and Business Park (0.6 FAR), and modify the Future Buildout Table (Exhibit LU-03) to be consistent with the land use designation changes has also been submitted as part of the proposed South Ontario Logistics Center Specific Plan; and

WHEREAS, the land use intensity of the South Ontario Logistics Center Specific Plan anticipated in the five planning areas is consistent with TOP. The Specific Plan is proposing a maximum 0.6 Floor Area Ratio (FAR) within the Business Park land use designation (Planning Areas 1 and 3) located along the northern portion of the Specific Plan area. Planning Area 1 is 23.65 acres in size and can be potentially developed with 618,076 square feet of business park development. Planning Area 3 is 11.52 acres in size and can potentially be developed with 300,972 square feet of business park development. In addition, buildings within the Business Park land use area that front onto a public right-of-way shall not exceed a 125,000 square-foot building footprint. The Specific Plan is proposing a maximum 0.55 FAR within the Industrial land use designation (Planning Areas 2, 4, and 5) located along the southern portion of the Specific Plan. Planning Area 2 is 106.71 acres in size and can potentially be developed with 2,556,442 square feet of industrial development. Planning Area 4 is 60.06 acres in size and can potentially be developed with 1,438,914 square feet of industrial development. Planning area 5 is 17.45 acres in size and can potentially be developed with 419,114 square feet of industrial development. The proposed FARs for each of the Planning Areas is consistent with the Policy Plan Land Use designations for Business Park and Industrial; and

WHEREAS, the South Ontario Logistics Center Specific Plan has been prepared in conformance with the goals and policies of the City of Ontario Policy Plan (General Plan). The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, the South Ontario Logistics Center Specific Plan does not conflict with the Land Use Policies of the General Plan (Policy Plan component of TOP) and will provide for development, in a manner consistent with the General Plan. The policy (General Plan) analysis in the Appendix “Policy Plan (General Plan) Consistency,” of the Specific Plan describes the manner in which the South Ontario Logistics Center Specific Plan complies with the Policy Plan goals and policies applicable to the South Ontario Logistics Center Specific Plan; and

WHEREAS, an Environmental Impact Report (“EIR”) (State Clearinghouse No. 2021010318), including the adoption of a Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations have been prepared in accord with the California Environmental Quality (CEQA), the State CEQA Guidelines and the City of Ontario Guidelines to address the environmental effects of the Specific Plan (South Ontario Logistics Center); and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, the project site is also located within the Airport Influence of Chino Airport and must be consistent with policies and criteria set forth within the 2011 California Airport Land Use Planning Handbook published by the California Department of Transportation, Division of Aeronautics, which addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, to address the requirements of SB330, the approval of the South Ontario Logistics Center Specific Plan is contingent upon City Council approval of General Plan Amendment, File No. PGPA21-004, for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002); and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on January 25, 2022, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Resolution No. PC22-006 recommending the City Council approve the Application; and

WHEREAS, on March 1, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in Environmental Impact Report (EIR), Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations prepared for the project and supporting documentation. Based upon the facts and information contained in the EIR (SCH# 2021010318) and supporting documentation, the City Council finds as follows:

(1) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations contains a complete and accurate reporting of the environmental impacts associated with the Project; and

(2) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program and a Statement of Overriding Considerations was completed in compliance with CEQA and the Guidelines promulgated thereunder; and

(3) The South Ontario Logistics Center Specific Plan EIR, Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations reflects the independent judgment of the City Council; and

SECTION 2. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan.

(1) On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP; and

(2) Chino Airport is owned and operated by the County of San Bernardino and is situated within the boundaries of the City of Chino, immediately south of Ontario. Portions of the City of Ontario are impacted by aircraft operations at Chino Airport. The adopted ALUCP for Chino Airport was approved in 1991 and does not reflect the most recently adopted 2005 Airport Master Plan. Also, the existing Chino Airport Land Use Compatibility Plan does not reflect the 2011 Caltrans Airport Land Use Planning Handbook. Public Utilities Code Section 21670.1(c) requires local jurisdictions under the "alternative process" to "rely upon" the California Airport Land Use Planning Handbook (Handbook) published by the California Department of Transportation (Caltrans), Division of Aeronautics in October 2011, for preparing Compatibility Plans and to utilize the Handbook's height, land use, noise, safety, and density criteria. Although the City of Ontario does not have the formal responsibility under the "alternative process" to prepare a compatibility plan for Chino Airport, the City of Ontario has completed an Airport Land Use Compatibility Assessment that analyzes Chino Airport's impacts on Ontario, consistent with policies and criteria set forth within the Caltrans 2011 California Airport Land Use Planning Handbook. The City of Ontario is currently working towards completing an Airport Land Use Compatibility Plan for portions of the City that are impacted by aircraft operations at Chino Airport. The proposed Project is located within the Airport Influence Area of Chino Airport and was evaluated and found to be consistent with the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment. As the decision-making authority for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including Safety, Noise, Airspace Protection, Overflight. As a result, the City Council, therefore, finds and determines that the Project, will be consistent with the policies and criteria set forth within the California Airport Land Use Planning Handbook and the City of Ontario's Chino Airport Land Use Compatibility Assessment.

SECTION 3. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) The approximately 219.4-acre South Ontario Logistics Center Specific Plan is suitable for business park and industrial development and is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan. The proposed land uses in the proposed districts will also be in harmony in terms of access, size, and compatibility with existing land use in the surrounding area; and

(2) The proposed South Ontario Logistics Center Specific Plan is in conformance with the Land Use Policies and Goals of the Policy Plan and will provide standards and guidelines for the harmonious development within the districts, in a manner consistent with the Policy Plan. The Specific Plan is proposing business park and industrial type development for the approximately 219.4-acre site, which is what is proposed to be mandated by the land use plan of the Policy Plan, therefore, the proposed industrial uses will be in conformance with the policies and goals of the Policy Plan; and

(3) During the South Ontario Logistics Center Specific Plan review, opportunities for the involvement of citizens, California Native American Indian tribes (Government Code Section 65352.3.), public agencies, public utility companies, and civic, education, and other community groups, through public hearings or other means were implemented consistent with California Government Code Section 65351; and

(4) The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

Senate Bill 330 ("SB 330") – Housing Accountability Act (Government Code Section 65589.5 et seq.) (SB 330) was passed by the California Legislature, signed by the Governor, and became effective on January 1, 2020. The bill is the result of the Legislature's extensive findings regarding the California "housing supply crisis" with "housing demand far outstripping supply."

SB 330 amends Government Code Section 65589.5 adds Government Code Sections 65940, 65943 and 65950, and repeals and readopts Sections 65906.5, 65913.10 and 65941.1. To summarize, no city may disapprove a residential housing development project for low- to moderate-income households (as defined therein) unless it makes a finding that the housing development project "would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households…" such as where the housing development project is proposed on land "which does not have adequate water or wastewater facilities to serve the project." (Government Code Section 65589.5(d)(2), (4)).

In addition, the legislation adds Chapter 12 to Division 1 of Title 7 of the Government Code (Section 66300 et seq.) that applies to "affected cities," which are identified as cities in urbanized areas as determined by the most recent census. In accordance with SB 330, the Department of Community Development and Housing ("HCD") has prepared a list of affected cities and has determined that Ontario is an "affected city." Therefore, pursuant to Government Code section 66300(b)(1)(A) and (b):

> *(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:*
>
> *(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018…"*

except when approved by HCD or when the following exception is set out in Government Code Section 66300(i)(1) applies:

*(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.*

The General Plan Amendment ("GPA") is proposed to change the Project site's land use designations from Business Park (0.6 FAR) and Low-Medium Density Residential (5.1-11 du/ac) to Business Park (0.6 FAR) and Industrial (0.55 FAR) land uses. The General Plan Amendment will allow development of up to 919,048 square feet of business park and 4,414,470 square feet of industrial, for a maximum development of 5,333,518 square feet. The GPA would, therefore, eliminate the low-medium density housing designation, thereby theoretically eliminating 1,352 units (as determined by the City's density determinations to be 8.5 dwelling units per acre [du/ac.]). In compliance with SB330, the EIR evaluated the elimination of 1,352 units and determined that based on SB 330 Exceptions for lack of water and sewer to serve a residential project and the no net loss of residential capacity, the Project is consistent with HCD exception findings. The Project site does not have sufficient water or wastewater facilities to serve a residential project. As explained in Section 3.4.1.2, of the Draft EIR, at present there is no water or sewer infrastructure that could serve residential units because the land has been used for agricultural purposes with water provided by on-site wells and sewer provided by septic systems. The Project Applicant is working on projects both approved and under review that span the length of Eucalyptus Avenue to the north, Merrill Avenue to the south, Euclid Avenue to the east, and Grove Avenue to the west (Ontario Ranch Business Park Specific Plan – Approved; Ontario Ranch Business Park Specific Plan Amendment – Under review; and, South Ontario Logistics Center – Subject Project), with a combined estimated cost of $144,331,000 (see Table 1, Project Cost Estimate by Project Area, below). The total estimated cost includes individual streets, lengths of pipe, storm drain, sewer, water, streetlights, curbing, paving, signals, power/fiber, and more. This cost would be financially infeasible for the 1,352 units presently allowed under the current residential General Plan designation and therefore the cost of such improvements would make residential development on the site financially infeasible (see Government Code Section 66589.5(d)(2) cited above).

| ***Table 1: Project Cost Estimate by Project Area*** | |
|---|---|
| ***Project Name*** | ***Cost Estimate*** |
| Ontario Ranch Business Park Phase 1 (Specific Plan - Approved) | $72,151,000 |
| South Ontario Logistics Center (Specific Plan – Subject Project, Under Review) | $59,780,000 |
| Ontario Ranch Business Park Phase 2 (Specific Plan Amendment, Under Review) | $12,400,000 |
| **Total** | **$144,331,000** |

In order to demonstrate "no net loss of residential capacity," the Project will be required to demonstrate increased residential zoning capacity on a "SB330 Replacement Site" by 1,352 units to off-set the Project site loss of zoning capacity (Low Medium Density, 5.1 to

11 du/ac). In tandem with the City's adoption of the 6th Cycle Housing Element, the City is also adopting an Affordable Housing Overlay zone and applying this zone to all parcels in the sites inventory that are south of Riverside Drive or are zoned MU-2 along Holt Boulevard. Relevant to the Project, the Affordable Housing Overlay zone will establish a minimum density of 20 dwelling units per acre for all development (regardless of Policy Plan designation or underlying zoning district), and increase the maximum density from 25 to 30 units per acre for parcels that are designated in the Policy Plan for Medium Density Residential ("MDR") when an affordable housing project is proposed with at least 25 percent of proposed units are restricted for lower income households. The creation of the Affordable Housing Overlay zone and increased maximum density of 5 dwelling units per acre will increase residential capacity on 473.7 acres of such parcels currently designated MDR, by 2,368 dwelling units. On December 20, 2021, the Planning Commission reviewed and recommended to City Council for approval a General Plan Amendment (File No. PGPA21-004) for the Housing Element update to the Policy Plan (General Plan) component of The Ontario Plan, to address State mandates regarding the Regional Housing Needs Allocation ("RHNA"), as well as to modify the Policy Plan Land Use Plan (Exhibit LU-01) to establish a Zone Change (File No. PZC21-002). The Project EIR addresses the potential impacts associated with relocating residential density from the Project site to the SB330 Replacement Sites located north of the Project site, along Grove Avenue, pursuant to SB330. With the City adoption of the 6th Cycle Housing Element and associated Affordable Housing Overlay zone, no net loss of residential capacity will occur as a result of the Project.

SECTION 4. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 3, above, the City Council hereby APPROVES the herein described Specific Plan, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 5. ***Notice of Determination Filing.*** Within 5 days following final application approval, The Applicant shall provide the Notice of Determination ("NOD") filing fee and applicable Department of Fish and Wildlife mitigation fee to the City of Ontario Planning Department. Required fees shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide required fees within the above-specified time will result in an extension to the statute of limitations for the filing of a CEQA lawsuit against the Project, from 30 days to 180 days.

SECTION 6. ***Final Documents.*** Within 30 days following approval of this Ordinance, the Applicant shall provide the following to the City:

(1) Five bound copies of the final Specific Plan document; and

(2) One complete, unbound copy of the final Specific Plan document; and

(3) One CD containing a complete Microsoft Word copy of the final Specific Plan document, including all required revisions; and

(4) Five CDs, each containing a complete PDF copy of the final Specific Plan document, including all required revisions; and

(5) One CD containing a complete electronic website version of the final Specific Plan document, including all required revisions.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 10. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 11. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 1, 2022 and adopted at the regular meeting held _____, 20__ by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

# File No. PSP19-001;
# South Ontario Logistics Center Specific Plan

*(Document follows this page)*

# SOUTH ONTARIO LOGISTICS CENTER **SPECIFIC PLAN**





Oct 2021

1944

# SOUTH ONTARIO LOGISTICS CENTER

## SPECIFIC PLAN

## City of Ontario

**Specific Plan**

**Developer**

Real Estate Development Associates, LLC

4450 MacArthur Blvd., Suite 100

Newport Beach, CA 92660

(949) 216-7300

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# South Ontario Logistics Center Specific Plan

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Water Technical Study

Sewer Technical Study

Potable Water Technical Study

Recycled Water Technical Study

Sewer Subarea Master Plan (SSAMP)

# 1.0 INTRODUCTION

The South Ontario Logistics Center Specific Plan (this "Specific Plan") is one of the initial industrial specific plans implementing the vision outlined by the City of Ontario for the Ontario Ranch area (formerly New Model Colony). The Ontario Ranch area covers 8,200 acres of the former 14,000-acre San Bernardino Agricultural Preserve, which was historically used for dairy or cattle farming by descendants of Dutch, French Basque, Portuguese, and Mexican families.

The Agricultural Preserve was divided in 1999, with portions incorporated into the three adjacent cities of Chino, Chino Hills, and Ontario. The City of Ontario named its portion the *New Model Colony* after the original *Model Colony of Ontario* established by the Chaffey Brothers, William and George Jr., in 1882. The original Model Colony was founded on innovative land development principles that included the distribution of water rights with land purchases (Mutual Water Company), a grand boulevard (Euclid Avenue), and an agricultural college (Chaffey College, established 1885).

Within Ontario Ranch, the City of Ontario promotes innovative land development principles to continue the legacy of the Model Colony. The land use plan for Ontario Ranch provides for housing, commercial and industrial areas, parks, a lake, a golf course, and trail and bike links. Specific plans are required to guide development in Ontario Ranch to ensure the City objectives are achieved.

On January 26, 2010, the City of Ontario adopted The Ontario Plan, which serves as its new business plan and includes a long-term vision and principle-based policy plan, essentially functioning as the General Plan for the city, including Ontario Ranch.

## 1.1 Purpose and Intent of the Specific Plan

The South Ontario Logistics Center Specific Plan provides zoning regulations for development of the project site by establishing permitted land use, development standards, infrastructure requirements, and implementation requirements for development. A comprehensive set of design guidelines and development regulations are included to guide and regulate site planning, architectural character, and landscape within the community, ensuring that excellence in community design is achieved during project development. The Specific Plan establishes the procedures and requirements to approve new development within the project site.

The purpose of the Specific Plan is to:

1. Provide a planning framework that responds to the physical and market driven aspects of future development opportunities;
2. Specify adequate and coordinated infrastructure, utilities, and public services for this area of the Ontario Ranch;
3. Promote compatible uses and interfaces with adjacent properties;

4. Ensure the appropriate location and intensity of uses through new development parameters; and
5. Conform with State laws and local ordinances and policies for the preparation of the Specific Plan.

The objectives of the Specific Plan are to:

1. Create a professional, well-maintained, and attractive environment for the development of a multi-purpose business park, light industrial and warehousing/logistics complex.
2. Provide the entitlements and framework for the development of at least 5.3 million square feet of business park and light industrial uses.
3. Provide employment opportunities for community residents.
4. Facilitate the construction of utilities, roads, and other major infrastructure that are sufficiently sized to adequately serve the Specific Plan area.
5. Expand Ontario's industrial uses in proximity to local airports and regional transportation networks.
6. Create an economic engine to drive future growth in Ontario Ranch, spur infrastructure improvements in the area and implement the Specific Plan vision.

## 1.2 Project Description

This Specific Plan is the regulatory document for the South Ontario Logistics Center, accommodating up to 5,333,518 square feet of business park and general industrial uses on approximately 219 gross acres of land. The Specific Plan addresses consistency with The Ontario Plan; provides a development plan identifying land uses, circulation, infrastructure, streetscape, and landscape plans; establishes allowable uses and development standards for reviewing individual projects; presents design guidelines to create a visually attractive environment; summarizes the development review process; and specifies provisions for administration and implementation of the Specific Plan.

The South Ontario Logistics Center is envisioned to contain business park and industrial buildings supported by public roads and utility infrastructure systems, private driveways, parking lots, truck courts, lighting, landscaping, signage, and other functional and decorative features. The business park uses in smaller buildings are positioned along Eucalyptus Avenue while industrial uses in larger warehouse-style buildings comprise the balance of the site. As designed, building users are expected to be a mixture of local, national, and international businesses that bring job opportunities and economic growth to Ontario. A summary of the land uses is as follows:

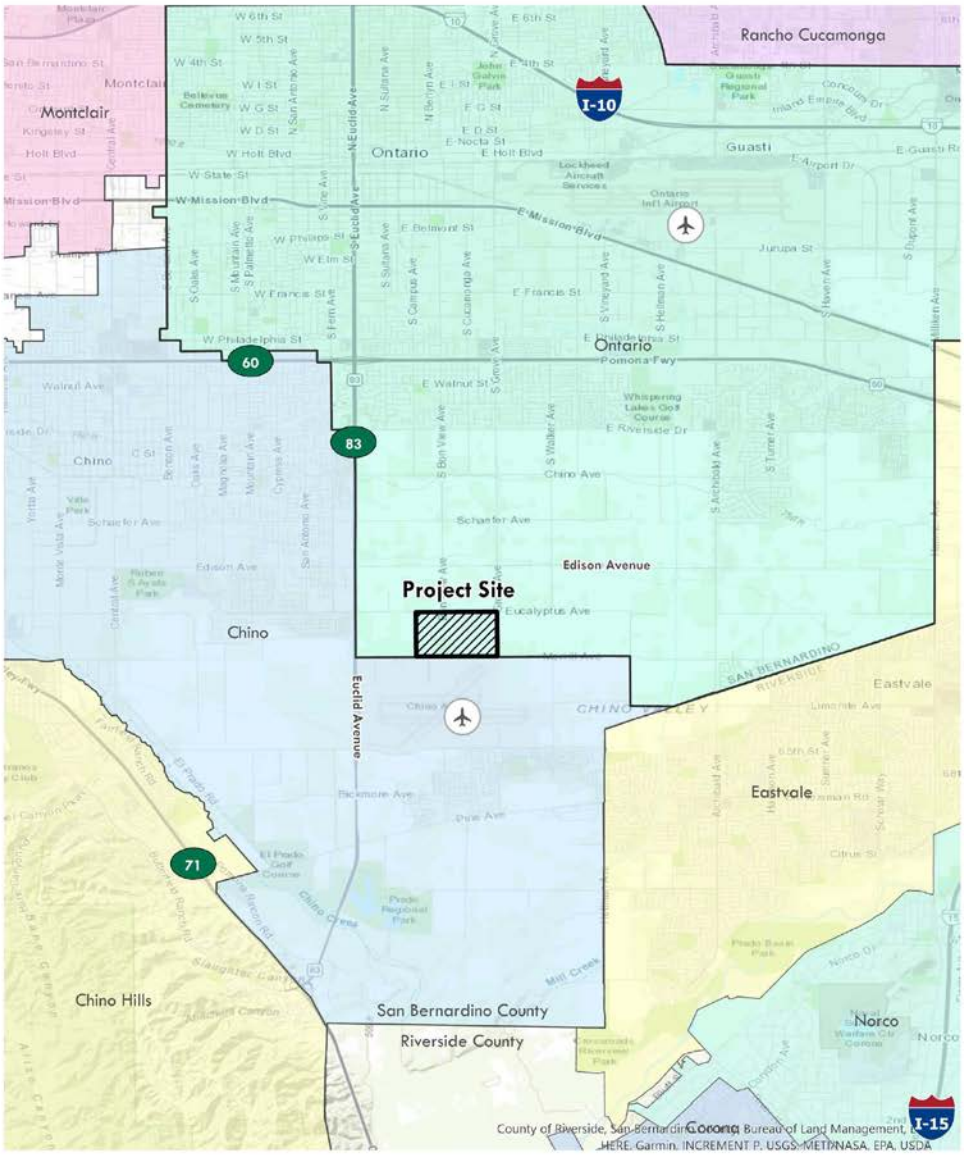
**Table 1.0 Land Use Summary**

| Land Use Designation | Acreage | Maximum Building Square Footage |
|---|---|---|
| Business Park Planning Areas | 35.17 AC | 919,048 SF |
| Industrial – General Planning Areas | 184.22 AC | 4,414,470 SF |
| Total | 219.39 AC | **5,333,518 SF** |

## Location and Specific Plan Boundary

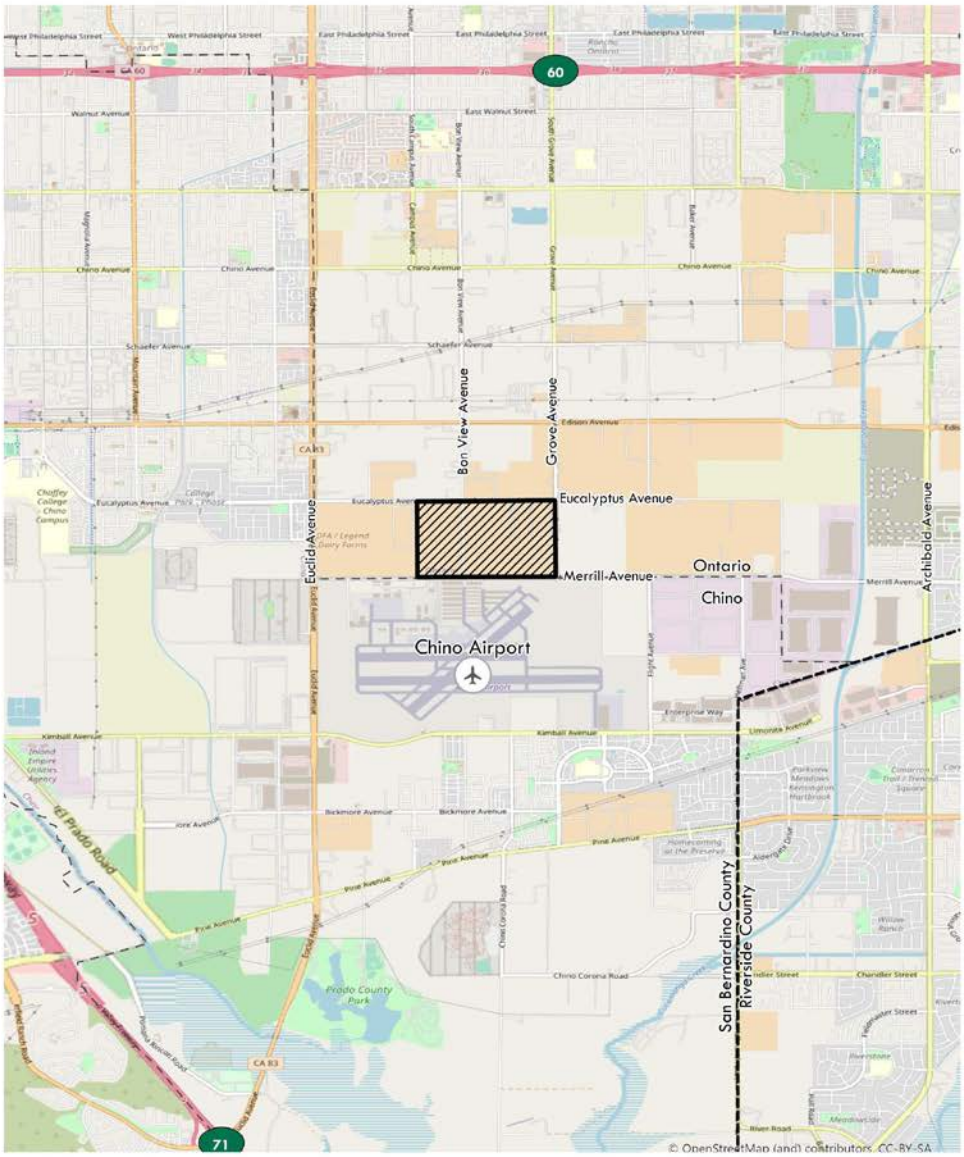
The Specific Plan area is located in the southwestern portion of the city of Ontario within the community called Ontario Ranch (Figure 1.1, Regional Map). The site is approximately 0.80 miles east of State Route 83 (CA-83); 2.97 miles south of State Route 60 (CA-60); 4.5 miles west of Interstate 15 (I-15); and 7.5 miles north of State Route 91 (CA-91) (Figure 1.2, Vicinity Map). The Specific Plan area encompasses 23 parcels bounded by Eucalyptus Avenue on the north, Grove Avenue on the east, Merrill Avenue on the south, Campus Avenue on the west, and consists of the following Assessor Parcel Numbers (APNs): 1054-071-01, -02; 1054-081-03; 1054-091-01, -02; 1054-101-01, -02; 1054-231-01, -02; 1054-241-01, -02; 1054-321-01, -02; 1054-311-01, -02; 1054-051-01, -02; 1054-061-01, -02; 1054-251-01, -02, 1054-301-01, -02. (Figure 1.3, Specific Plan Boundary).

# Regional Map



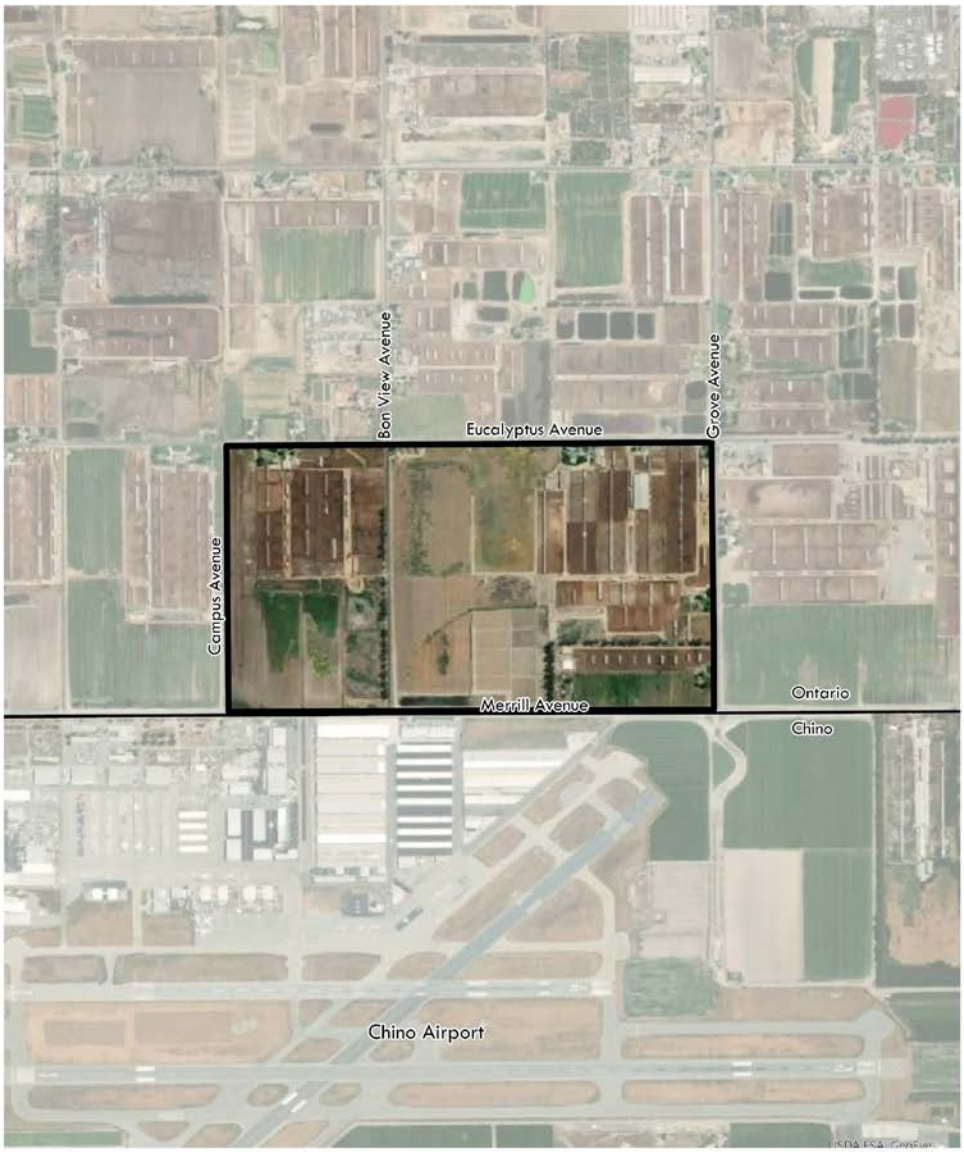

South Ontario Logistics Center Specific Plan **Figure 1.1**

## Vicinity Map




South Ontario Logistics Center Specific Plan **Figure 1.2**

## Specific Plan Boundary




South Ontario Logistics Center Specific Plan **Figure 1.3**

### Employment Generation

At build-out, the South Ontario Logistics Center is anticipated to create hundreds of jobs in warehousing, logistics, light manufacturing, and administration. Actual job creation depends on the type of land uses ultimately developed, as a wide range of office, business park, and industrial uses are permitted. For example, e-commerce uses such as internet merchant fulfillment would yield more jobs than a distribution warehouse since many e-commerce companies employ labor-intensive picking and packing operations. Employment opportunities will range from entry level to highly skilled labor, adding to Ontario's competitive advantage in the region. South Ontario Logistics Center will also provide expanded opportunities for start-up businesses.

### Infrastructure Framework

In cooperation with adjacent property owners and developers, the Specific Plan will help establish the necessary framework to enable the continued growth and development of Ontario Ranch. The Specific Plan identifies master planned domestic water, recycled water, sewer, storm drain and fiber optic infrastructure.

### Community Compatibility

The Specific Plan land use plan designates the northern frontage along Eucalyptus Avenue as Business Park, which provides for smaller scale buildings with less intense uses. The Industrial designation is applied to the remainder of the Specific Plan area, which is adjacent to the Chino Airport across Merrill Avenue.

## 1.3 Specific Plan Requirements

The range of topics addressed in a specific plan is left to the discretion of the decision-making body. However, all specific plans must, at a minimum, address the following:

1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above identified items.

## 1.4 Authority and Scope of the Specific Plan

The Ontario Plan requires approval of a Specific Plan for development within Ontario Ranch to guide development of the project site, ensure unified districts and neighborhoods, and implement the City's goals and policies. The City of Ontario has zoned the project site SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. This Specific Plan provides zoning regulations to govern development of

the site and shall take precedence over the City of Ontario Development Code. However, in instances where the Specific Plan is silent, the Development Code shall prevail.

The California Government Code (Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457) grants the City the authority to adopt a specific plan by ordinance (a regulatory plan) or resolution (a policy driven plan). This Specific Plan is a regulatory document, providing land use and design guidance adopted by ordinance.

As a regulatory plan, this document serves as zoning law for the land within the Specific Plan area. Development plans, site plans, and tentative tract and parcel maps must be consistent with this Specific Plan and The Ontario Plan. The topics covered in this Specific Plan include land use, infrastructure, development standards, design guidelines, and implementation measures. The minimum requirements of a specific plan are established by California Government Code Sections 65450 through 65457 and City of Ontario Code Sections 9-1.2100 to 9-1.2125.

No local public works project may be approved, no tentative map or parcel map for which a tentative map was not required may be approved, and no zoning ordinance may be adopted or amended within an area covered by a specific plan unless it is consistent with the adopted specific plan (California Government Code Section 65455). The California Government Code also requires compatibility with local, regional and other planning measures. For example, the Specific Plan must be consistent with any applicable comprehensive airport land use plan (ALUP) (California Government Code Section 65302.3). After adoption, any identification of inconsistency must be followed by amendment of either the existing plans and regulations or the specific plan itself. Failure to correct inconsistencies can result in the inability to enforce specific plan regulations and policies.

## 1.5 Other Governing Documents

In addition to this Specific Plan, which includes a Land Use Plan, Infrastructure Plan, Development Regulations, Design Guidelines, and an Implementation Plan tailored to the South Ontario Logistics Center, the following documents also contain applicable information:

- The Ontario Policy Plan (which serves as the City's State mandated General Plan) that includes City-wide policies pertaining to land use, housing, mobility, safety, environmental resources, parks & recreation, community economics, community design, and social resources.
- The City of Ontario Development Code, which governs over topics on which this Specific Plan's development regulations are silent. (Where the requirements of this Specific Plan differ from the requirements of the Ontario Development Code, this Specific Plan takes precedence.)
- The South Ontario Logistics Center Development Agreement, which specifies methods for the financing, acquisition, and construction of infrastructure systems and provides assurance that development of the property may proceed subject to Ontario's rules and regulations in effect at the time of this Specific Plan's approval.
- The Airport Land Use Compatibility Plans for Ontario International Airport (ONT) and Chino Airport. The City of Ontario is currently preparing an Airport Land Use Compatibility Plan for Chino Airport which relies on the California Airport Land Use Planning Handbook published by Caltrans Division of Aeronautics, that

is expected to be adopted in 2021. The Chino Airport Land Use Compatibility Plan will establish policies and criteria for the four types of compatibility impacts which include safety, noise, airspace protection, and overflight. Projects within the Specific Plan boundary shall be required to be consistent with the policies and criteria of the Airport Land Use Compatibility Plans for Ontario International Airport and Chino Airport.

- The Mitigation Monitoring and Reporting Program (MMRP) that is part of the South Ontario Logistics Center's Environmental Impact Report (EIR) prepared in compliance with the California Environmental Quality Act. The MMRP stipulates measures that are required to be implemented to mitigate the environmental effects of the commerce center's construction and operation.

## 1.6 California Environmental Quality Act Compliance

The Specific Plan is a discretionary project and is subject to the requirements of the California Environmental Quality Act (CEQA). Pursuant to State and local CEQA guidelines, an Environmental Impact Report (EIR) addressing the impacts associated with the development of a project must be considered and certified by the City prior to approval of a Specific Plan.

To address potential environmental impacts, it is anticipated that an EIR will be prepared. The EIR will analyze the potential environmental impacts of the adoption and implementation of the Specific Plan and any concurrently processed permits. The EIR for the Specific Plan will be helpful in dealing with concurrently processed implementing projects (such as development within the Specific Plan and/or related infrastructure provision) and subsequent activities within the Specific Plan area. With a detailed analysis of the Specific Plan and associated development, many subsequent activities, such as grading permits or other development permits, could be found to be within the scope of the project described in the EIR, and no further environmental documents would be required.

## 1.7 Organization of this Specific Plan

The Specific Plan is organized by chapter as follows:

1. **Introduction.** This chapter states the purpose and intent of the Specific Plan, introduces the proposed project, summarizes specific plan requirements, and explains the scope and authority of the Specific Plan and its compliance with CEQA.

2. **Existing Conditions.** This chapter explains the baseline conditions for the project site including current and surrounding land uses, airport influence, circulation, utilities, and environmental conditions.

3. **Development Plan.** This chapter establishes the overall development concept for the Specific Plan including the land use plan, infrastructure plans for water, sewer, drainage, and circulation, and the provision of public services such as fire, police, and solid waste disposal.

4. **Land Use and Development Regulations.** This chapter establishes the land use designations and regulations for the Specific Plan. Upon adoption of this Specific Plan, the land use and development standards within this chapter serve as the legal zoning for the Specific Plan area.

5. **Design Guidelines.** This chapter provides direction for site planning, architecture, and landscape design in the Specific Plan area.

6. **Administration and Implementation.** This chapter provides requirements for development review and administration of the Specific Plan including amendment procedures and implementation priorities.

7. **The Ontario Plan Consistency.** This chapter describes the Specific Plan's conformance with The Ontario Plan.

# 2.0 EXISTING CONDITIONS

The following sections document the conditions prior to the adoption of this Specific Plan, including land uses, airport influence areas, Williamson Act contracts, land use designations, circulation, and environmental conditions.

## 2.1 Existing and Surrounding Land Uses

The Specific Plan area is occupied by agricultural uses, including a dairy farm, row crops, and vacant land. Approximately six residences that house the dairy owner and workers are also located within the Specific Plan area. Dairy farming and agriculture have been the primary uses of the property since the 1930s or earlier.

Figure 2.1 shows the existing uses in the vicinity, which include:

- North across Eucalyptus Avenue: dairy farm and agricultural row crops
- South across Merrill Avenue: Chino Airport (City of Chino)
- East across Grove Avenue: dairy farm and agricultural row crops
- West across Campus Avenue: dairy farm and agricultural row crops

The Ontario Plan designates the surrounding areas in Ontario Ranch for business park, commercial, and residential uses.

## 2.2 Airport Influence Areas

### Ontario International Airport Influence Area

The Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) was adopted by the Ontario City Council on April 19, 2011. The intent of a compatibility plan is to avoid conflicts between airport operations and surrounding land uses. The Specific Plan area is not within the safety, noise impact, or airspace protection zones of the ONT ALUCP; however, it is within the Airport Influence Area, as is the entire City of Ontario. While a Real Estate Transaction Disclosure policy is not required for non-residential land, developers or tenants may purchase a Natural Hazard Disclosure report that would indicate that the property is in an Airport Influence Area.

### Chino Airport Overlay Zone

The Specific Plan area is within Safety Zone 1, 3 and 6 of the Chino Airport Overlay (Generic Safety Zones for General Aviation Airports from the Caltrans Division of Aeronautics – California Airport Land Use Planning Handbook) as shown in Figure 2.2 Airport Influence Areas.

The following open land and occupancy limit requirements shall apply in Chino Airport Safety Zones, as established by the Chino Airport Compatibility Plan.

Zone 1: No buildings shall be located in Safety Zone 1.
Zone 3: At least 15% of the zone shall remain as open land* and occupancy shall be limited to 100 people per acre on average and a maximum of 300 people in any one acre.

Zone 6: At least 10% of the zone shall remain as open land* or an open area every ¼ mile to ½ mile is required; occupancy shall be limited to 300 people per acre on average and a maximum of 1,200 people in any one acre.

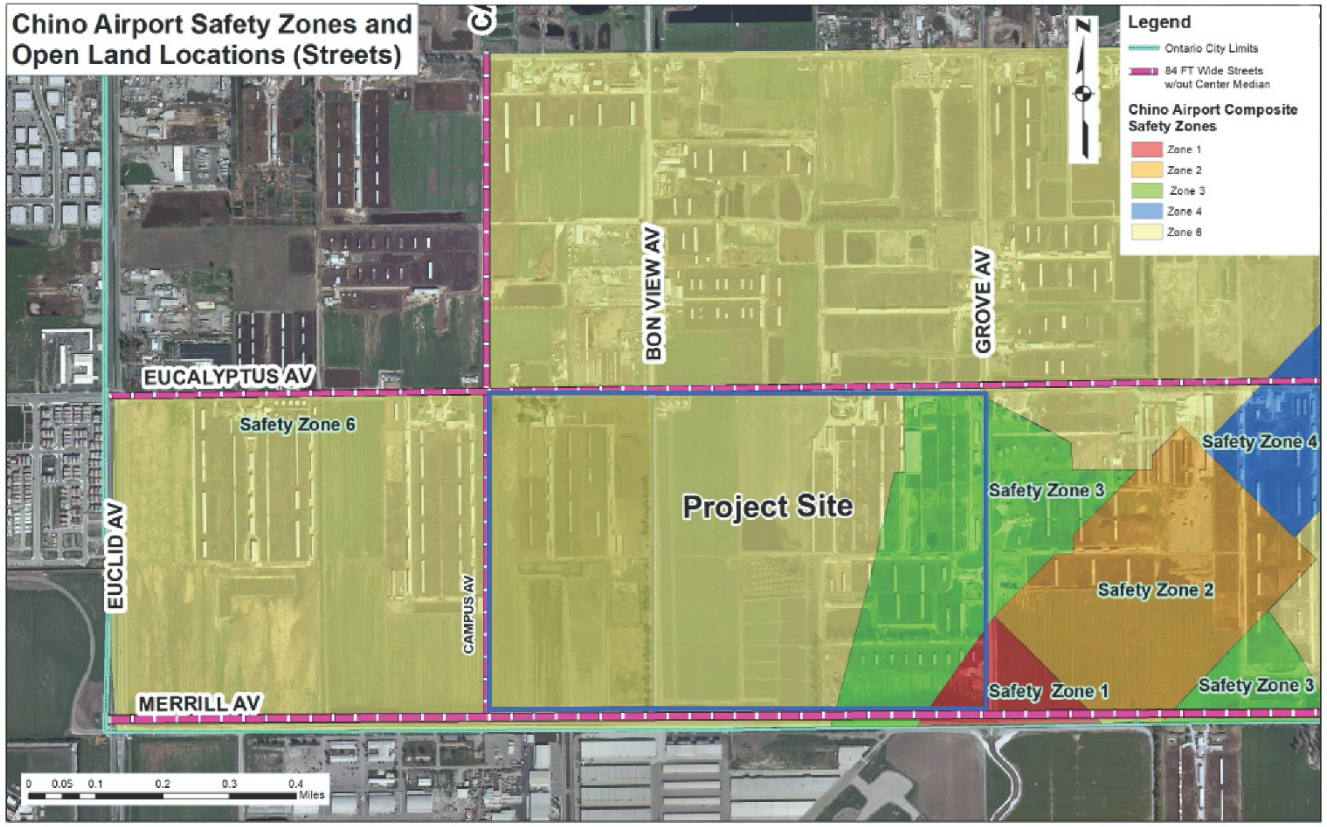
* Open land is defined as areas at least 300 feet long by 75 feet wide (about 0.5 acre) that are relatively level and free of tall vertical objects such as structures, overhead lines/wires, and large trees and poles greater than 4 inches in diameter and taller than 4 feet above the ground. Parking lots can be considered as acceptable open lands. In the Specific Plan area, surrounding roads (Eucalyptus, Campus and Merrill Avenues), drive aisles, and truck parking lots can be considered as acceptable open lands in urbanized settings.

## Existing Surrounding Land Uses




South Ontario Logistics Center Specific Plan **Figure 2.1**

## Airport Influence Areas




South Ontario Logistics Center Specific Plan

**Figure 2.2**

## 2.3 Williamson Act Contracts

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. The motivation for the Williamson Act is to promote voluntary land conservation, particularly farmland conservation. At the time this Specific Plan was prepared (2021), there is an active Williamson Act Contract (Contract #72-392) on APN 1054-051-01, 02 and 1054-061-01, 02. However, a notice of non-renewal was recorded, starting the process to terminate this Contract. As one of the discretionary actions associated with the South Ontario Logistics Specific Plan, these existing Williamson Act Contracts will be cancelled. Cancellation would comply with provisions and requirements identified at Government Code (GC) §51280 et seq. The City would be required to make the required statutory findings (GC §51282(a)). The landowner would be required to pay the requisite cancellation fee.

## 2.4 Existing Ontario Plan and Zoning Land Use Designations

The Ontario Plan existing land use designations and existing zoning map designations for the Specific Plan area (prior to adoption of the South Ontario Logistics Center Specific Plan) are shown in Figure 2.3.

The Ontario Plan existing land use designations are:

- Business Park (0.6 Floor Area Ratio (FAR))
  Assessor Parcel Number (APN): 1054-231-02; 1054-321-01, -02; 1054-311-02; 1054-331-01; 1054-301-01, -02.

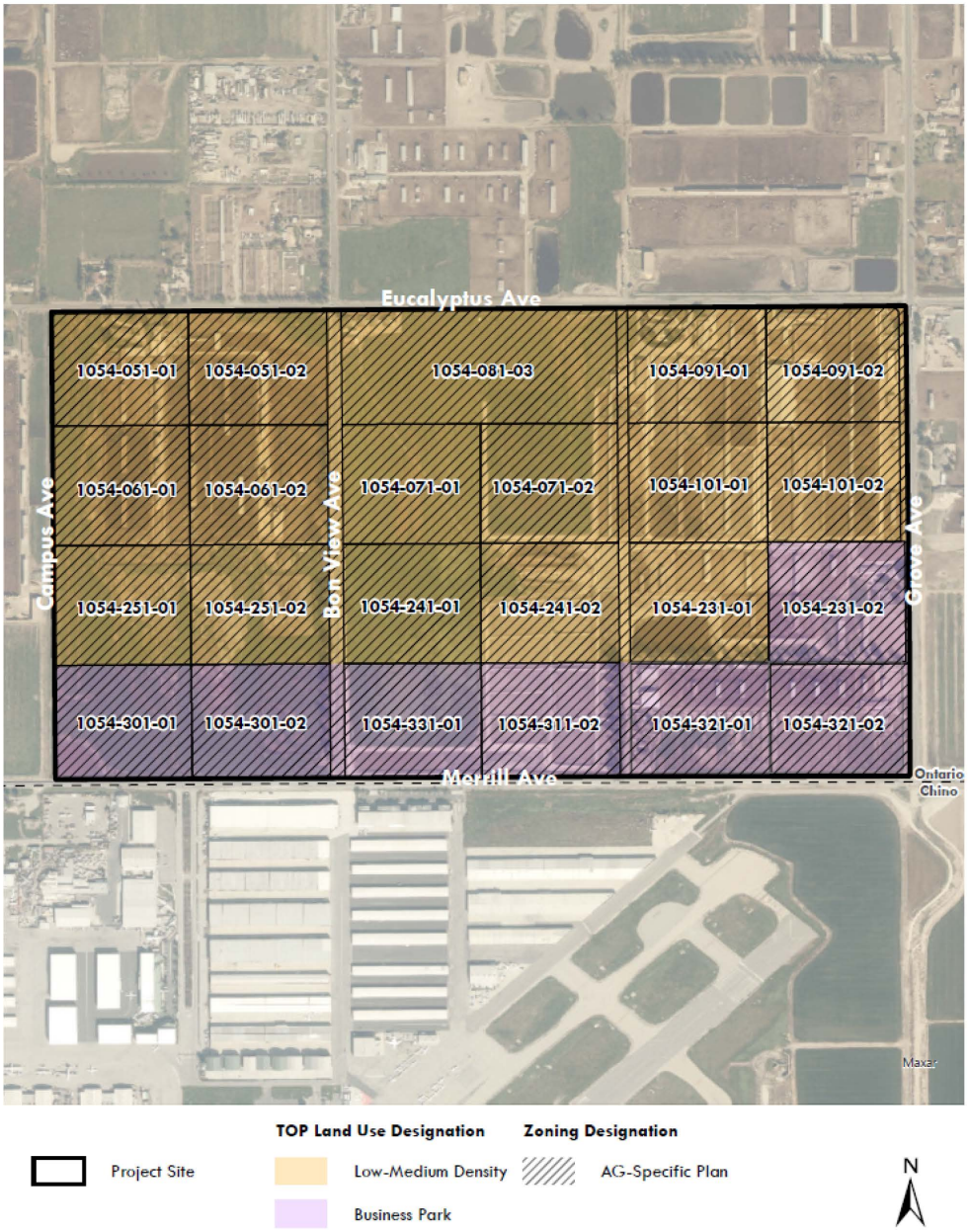
- Low-Medium Density Residential (5.1 – 11 dwelling units per acre)
  APN: 1054-071-01, -02; 1054-081-03; 1054-091-01, -02, 1054-101-01, -02; 1054-231-01; 1054-241-01, -02, 1054-252-01, -02, 1054-061-01, -02, 1054-051-01,-02.

- Chino Airport Overlay
  APN: 1054-101-02; 1054-231-01, -02; 1054-311-02, 1054-321-01, -02 and portions of 1054-091-02; 1054-101-01; 1054-241-02; 1054-311-01

The project includes an application for a General Plan Amendment to change the land use designations to Industrial and Business Park, as discussed in Chapter 3, Development Plan.

The existing zoning designation is SP (Specific Plan) Zoning District with an AG (Agriculture) Overlay District. The AG Overlay indicates that the land can continue to be used for agricultural uses, but the SP District designation requires approval of a specific plan by the City for urban development of the project site.

## Existing TOP Land Use and Zoning




South Ontario Logistics Center Specific Plan **Figure 2.3**

## 2.5 Existing Circulation

The Specific Plan area is located approximately three miles south of State Route 60 via State Route 83 (Euclid Avenue), which is located west of the Specific Plan area, as shown in Figure 1.1 and Figure 1.2 .

Vehicular circulation in the Specific Plan area is provided by Eucalyptus Avenue on the north, Merrill Avenue on the south, Grove Avenue on the east, and Campus Avenue on the west.

Grove, Eucalyptus, Campus and Merrill Avenues do not provide fully dedicated rights-of-way as specified in The Ontario Plan and lack major street and parkway improvements.

Bon View Avenue is a fully dedicated street but lacks street and parkway improvements.

The site currently takes access from multiple drive entrances off Grove Avenue and Eucalyptus Avenue. There are no site access points from Merrill and Bon View Avenues due to dirt berms along these property lines.

There is an existing unused dedicated paper street (Cucamonga Avenue) that runs north/south through the center of the site that will be vacated.

There are no traffic signals located at the street intersections bordering the site.

No sidewalks exist adjacent to the site.

## 2.6 Existing Environmental Conditions

### Topography

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation.

### Geology, Soils, and Seismicity

A geotechnical feasibility study included boring to depths of 20 to 30± feet and trenching to depths of 5 to 10± feet. Manure was present at the ground surface at two of the trenches with thicknesses of 4½ to 5± inches. Highly organic topsoil materials were encountered at some of the boring and trench locations, which consisted of silty fine sands and contained manure and/or other fibrous organic material. A 6±-inch-thick surficial layer of aggregate base was observed at the ground surface at one of the borings.

Artificial fill soils were encountered beneath the AB layer and at the ground surface at one of the boring locations, extending to depths of 2½ to 3± feet. The fill soils consisted of medium dense fine sand with trace silt, fine gravel, and AC fragments. Native alluvial soils were encountered at the ground surface or beneath the fill, topsoil, and manure at all of the boring and trench locations. The near-surface alluvium generally consisted of loose to medium dense fine sands and silty fine sands to fine sandy silts, extending to depths of 4½ to 8½± feet below ground surface. Beneath these soils, the borings encountered stiff to very stiff clayey silts, silty clays, and sandy clays with occasional layers of medium dense silty sands, sandy silts, and clayey sands, extending to at least the maximum depth explored of 30± feet below existing site grades. Free water was not encountered during the drilling of any of the borings.

The subject site is located in an area that is subject to strong ground motions due to earthquakes. Research of available maps indicates that the Specific Plan area is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, no evidence of faulting was identified during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low. Research of the San Bernardino County Land Use Services website indicates that the subject site is not located within a zone of liquefaction susceptibility. Based on the mapping performed by San Bernardino County and the conditions encountered at the boring locations, liquefaction is not considered to be a design concern for development within the Specific Plan area.

### Hydrology

Storm runoff from the site generally drains from north to south. Onsite detention areas are located in the central and southerly portions of the site.

The site surface drains southerly to a dirt swale located adjacent to Merrill Avenue, then westerly to a set of four corrugated steel pipes, then southerly to an earthen channel adjacent to Euclid Avenue.

Areas north of the project site drain southerly towards Eucalyptus Avenue and then westerly towards Euclid Avenue. Eucalyptus Avenue is not fully improved, so it is possible that offsite flows from the north enter the project site.

According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, the project site is not located within a flood hazard zone.

### Biological Resources

The Specific Plan area generally represents low biological resource value due to highly disturbed site conditions and historic dairy/agricultural use, resulting in low biological diversity. The entire site has been disturbed by agricultural use and no native habitat was present.

There is limited vegetation on the majority of the site; the vegetation that exists is generally non-native grasses and weeds. Project site contains approximately 94 acres of agriculture fields. These fields are currently fallow. The agriculture fields are disturbed and dominated by non-native species of grasses and plants. Species observed include Avenasp., Bromussp., Russian thistle (Salsola tragus) and alfalfa (Medicago sativa).

The site contains approximately 107.45 acres of disturbed agriculture infrastructure. These areas contain no native habitat and are currently used for containing livestock. These areas are mostly developed with agricultural use structures or residential buildings. Vegetation within these areas consists of non-native ornamental plant species.

The project site contains approximately 19.0 acres of areas stock/retention ponds and channels. These ponds and channels are man-made and fed by wells. The ponds are dry and dominated by upland species such as bromus and Russan thistle, but the stock pond drainage channels contain grasses such as Burmda (Cynodon dactylon) and curly dock (Rumex crispus).

## 2.7 Existing Ground Water Wells

In compliance with the Chino Basin Water Master's Well Procedure for Developers, a well use/destruction plan and schedule for all existing private/agricultural wells shall be submitted to the City of Ontario for approval prior to the issuance of permits for any construction activity. If a private well is actively used for water supply, the Developer shall submit a plan to abandon such well and connect users to the City's

water system (residential to the domestic water system and agricultural to the recycled water system) when available. Wells shall be destroyed/abandoned per the California Water Resource Guidelines and require permitting from County Health Department. The locations of existing wells are shown in Figure 2.4, “Existing Ground Water Wells”. A copy of such permit and Form DWR 188 Well Completion Form shall be provided to the Development Engineering Department and the Utilities Engineering Department prior to issuance of grading and/or building permits. If the Developer proposes temporary use of an existing agricultural well for purposes other than agriculture, such as grading, dust control, etc., the developer shall make a formal request to the City of Ontario for such use prior to issuance of permits for any construction activity. Upon approval, the Developer shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by the agreement.

## Existing Ground Water Wells




South Ontario Logistics Center Specific Plan **Figure 2.4**

# 3.0 DEVELOPMENT PLAN

This chapter provides the framework to guide development of the South Ontario Logistics Center Specific Plan. The chapter presents the proposed planning areas, infrastructure plans, and public services to support the project.

## 3.1 Land Use Plan

The Specific Plan consists of five Planning Areas accommodating a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 1, 3 and 6 of the Chino Airport Influence Area. Chino Airport Runway 21 Runway Protection Zone and CFR Part 77 height restriction of the Chino Airport. The Land Use Plan implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, and research and development at intensities designed to meet the demand of current and future market conditions. A list of allowable uses by Planning Area is presented in Chapter 4 (Land Use and Development Standards).

Figure 3.1a (Land Use Plan) identifies the location of the land use designations for the proposed Project area. The Specific Plan zoning mirrors the TOP Land Use Districts and is identified along with the five Planning Areas in Figure 3.1b.

***BP (Business Park) Zoning District:*** The BP zoning district accommodates industrial-serving commercial, low intensity office uses, and certain light industrial uses. Development within this district is typically multi-tenant in nature; however, single-tenant buildings are not precluded.

***IG (Industrial - General) Zoning District:*** The IG zoning district accommodates storage and warehousing uses located in larger buildings on larger sites. Uses may include e-commerce, high cube warehouses, or distribution. A wide range of manufacturing and assembly uses are also permitted in this district.

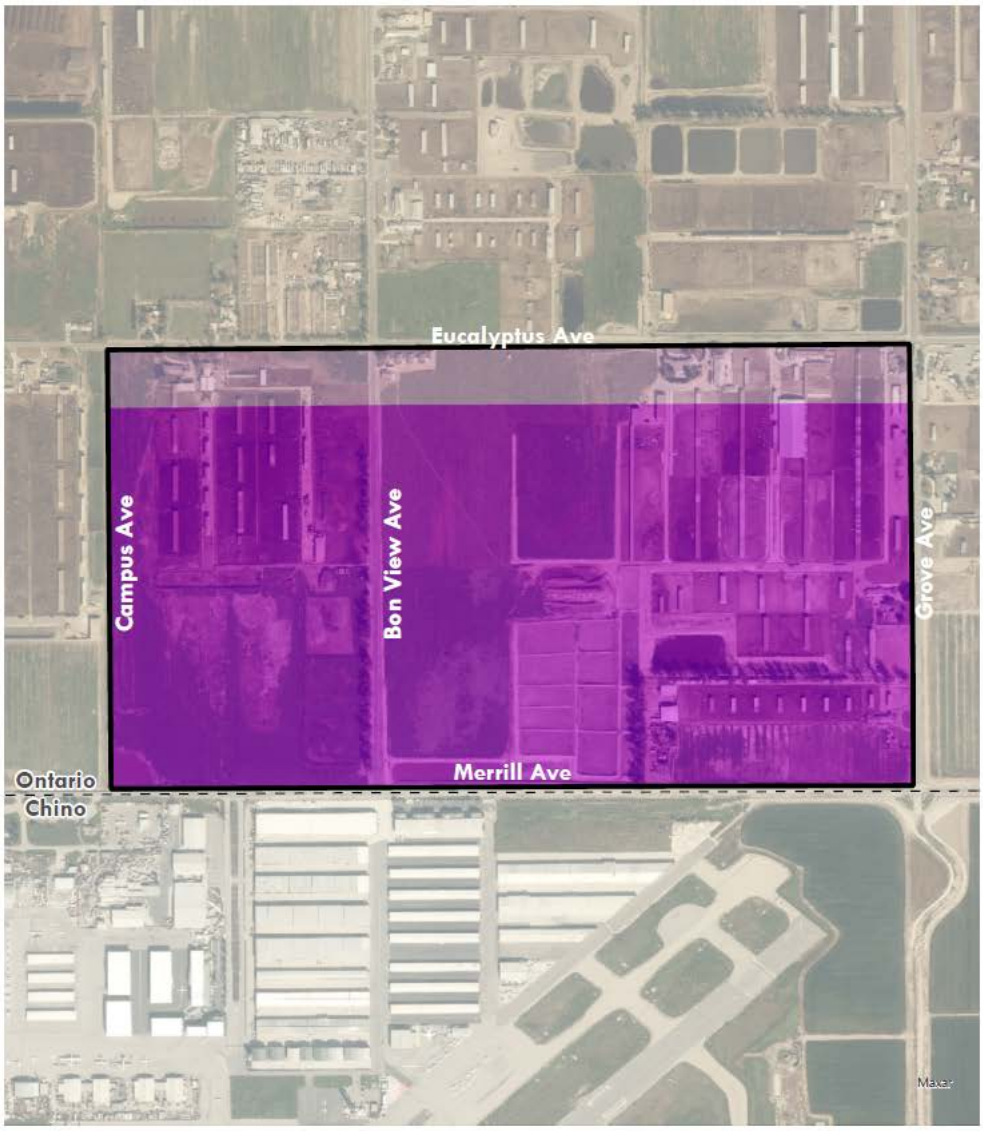
Table 3.1 provides the maximum allowable gross building area for each Planning Area at its associated floor area ratio. Development standards (found in Chapter 4), such as setbacks, parking, landscaping, infrastructure, and site design, may reduce the maximum gross square footage.

### Table 3.1 Maximum Specific Plan Build-Out

| Planning Area | Maximum Floor Area Ratio[1] | Site Acreage | Maximum Building Square Footage |
|---|---|---|---|
| Planning Area 1: Business Park | 0.60 | 23.65 | 618,076 SF |
| Planning Area 3: Business Park | 0.60 | 11.52 | 300,972 SF |
| Planning Area 2: Industrial - General | 0.55 | 106.71 | 2,556,442 SF |
| Planning Area 4: Industrial -General | 0.55 | 60.06 | 1,438,914 SF |
| Planning Area 5: Industrial – General | 0.55 | 17.45 | 419,114 SF |
| **TOTAL** | | **219.39** | **5,333,518** |

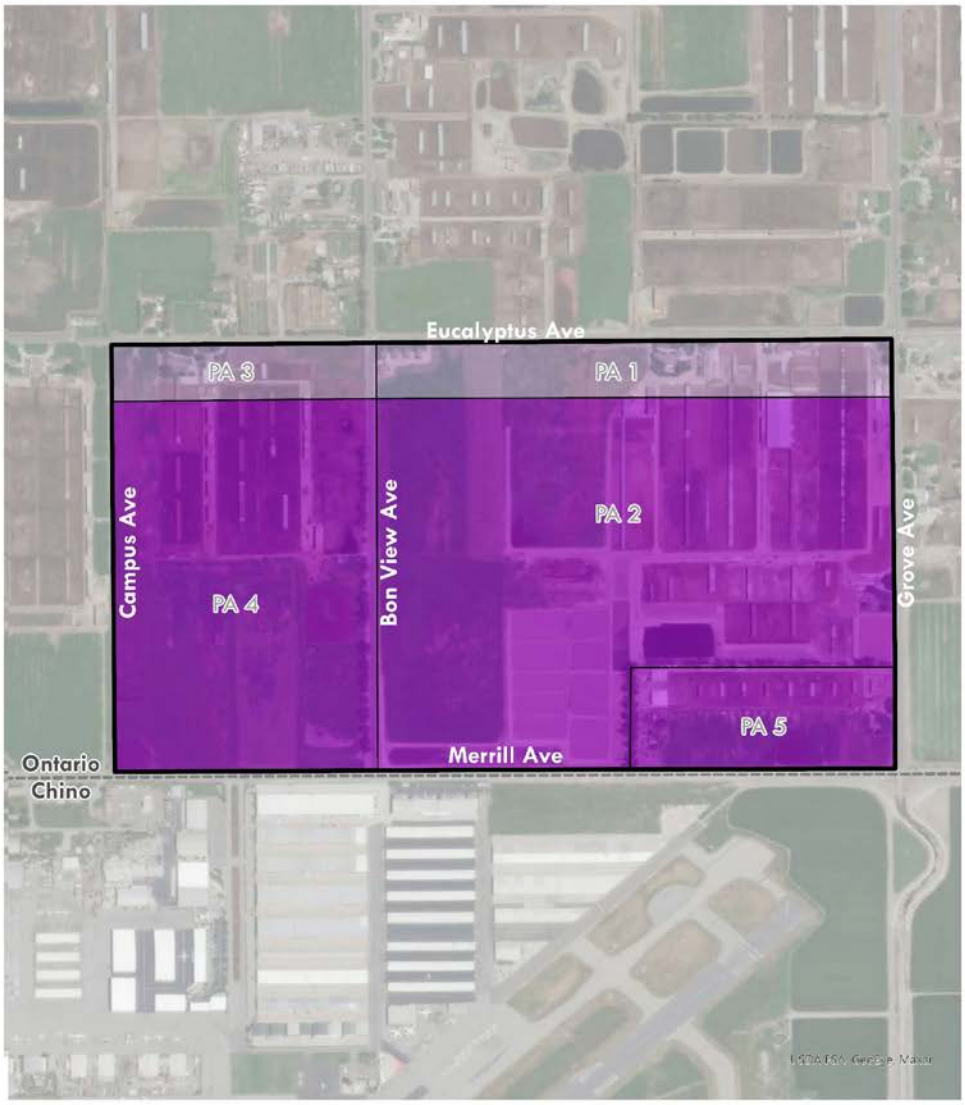
Note:
1. Provided the General Plan Amendment application submitted in conjunction with this Specific Plan to designate PAs 1 and 3 as Business Park and PAs 2,4, and 5 as Industrial – General is approved.

## TOP Land Use Plan




South Ontario Logistics Center Specific Plan **Figure 3.1a**

## Proposed Specific Plan Land Use Plan



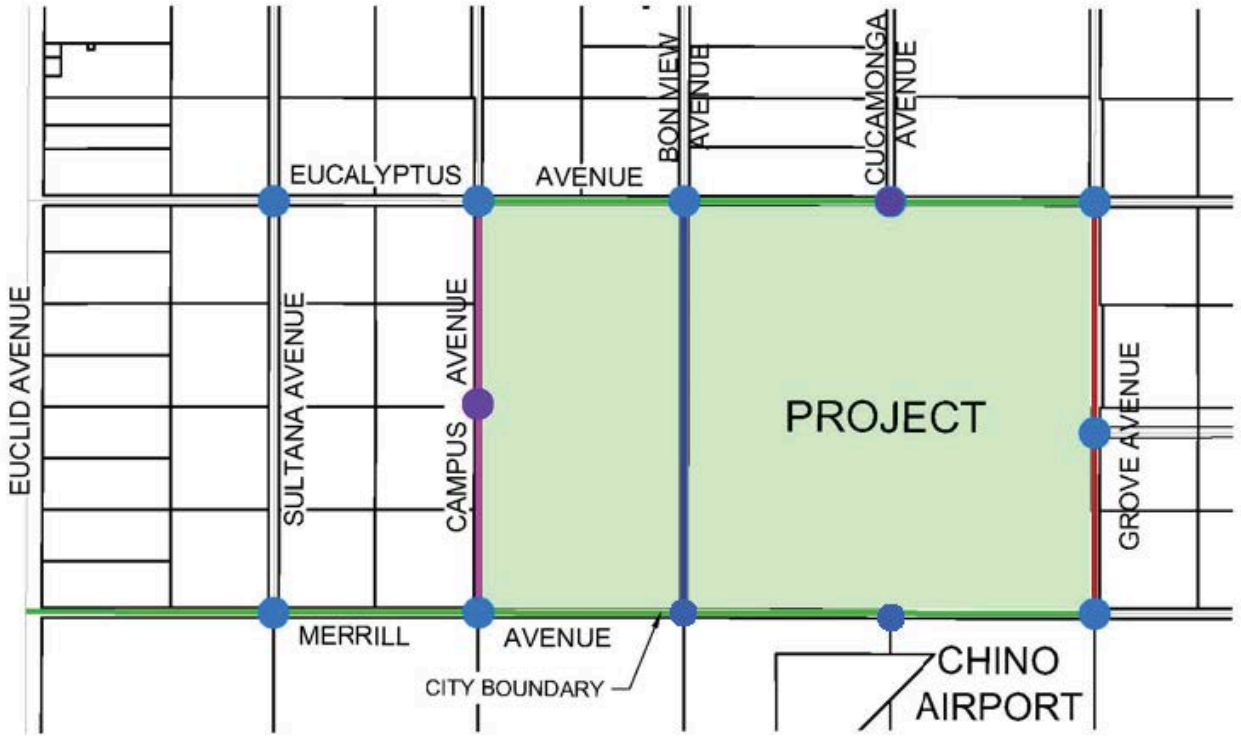

South Ontario Logistics Center Specific Plan **Figure 3.1b**

## 3.2 Street Plan

The Street Plan (Figure 3.2) facilitates movement of vehicles, pedestrians and cyclists within the Specific Plan area, consistent with the City of Ontario's Roadway Classification System, shown in Figure 3.3.

Figures 3.4 and 3.4a presents typical street cross sections for Grove, Eucalyptus, Merrill, Bon View, and Campus Avenues. Preliminary improvement responsibilities are indicated in the cross sections; however, final fair share responsibilities for street improvements shall be as determined in a Development Agreement with the City. Conceptual streetscape design is presented in Chapter 5 (Design Guidelines). Road surface, sidewalk, and trail improvements within the Specific Plan area shall be approved by the City's Engineering Department.

FIGURE 3.2 - STREET PLAN



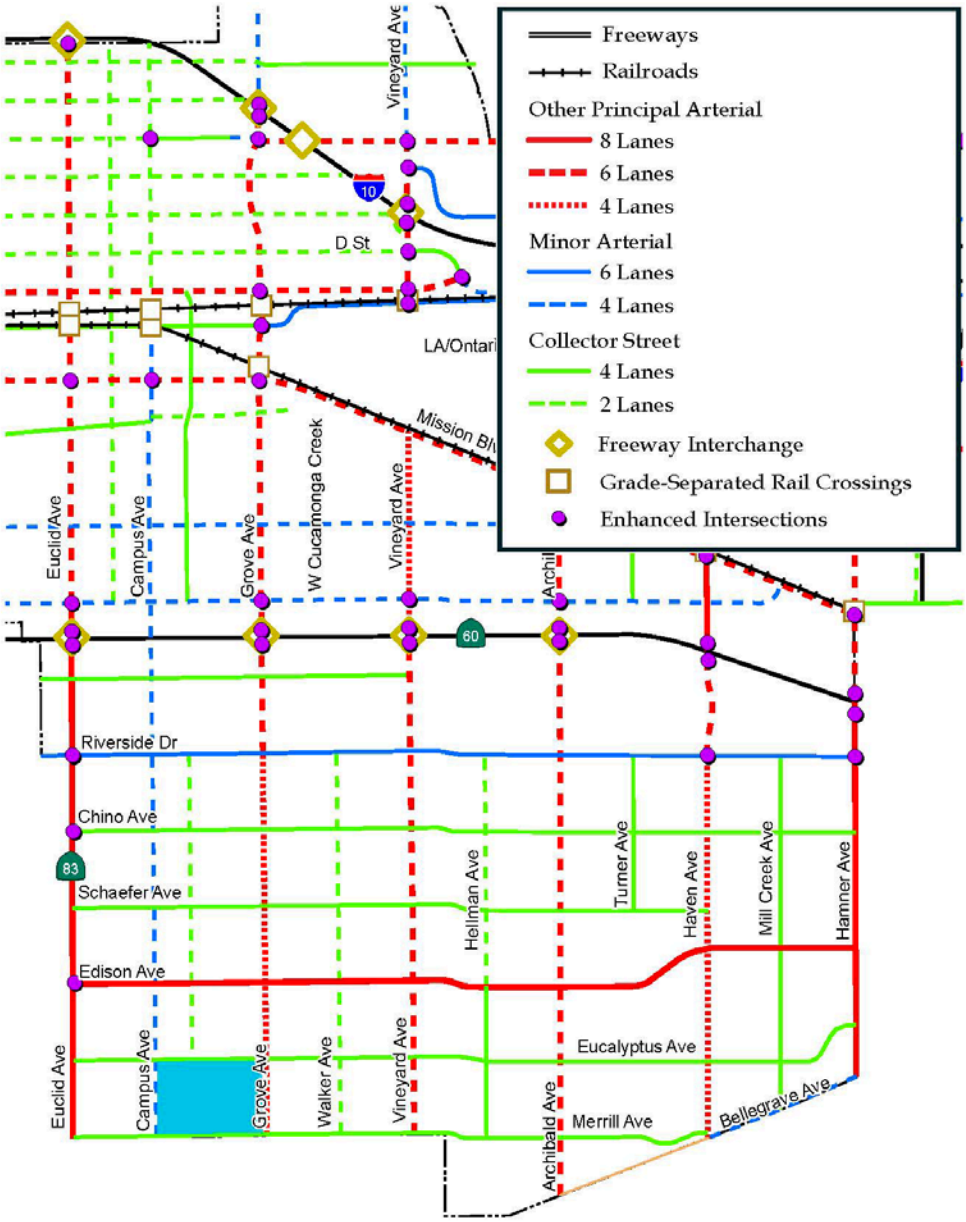

NOTE
- NEW SIGNALIZED INTERSECTION AT MERILL A AVENUE AND BON VIEW AVENUE INTERSECTION PER TIA
-ALL ACCESS POINTS SHALL CONFORM TO TRAFFIC & TRANSPORTATION GUIDELINES AND ARE SUBJECT TO CITY APPROVAL
-ROADWAY IMPROVEMENTS ALONG EUCALYPTUS AVENUE TO EXTEND FROM EUCLID AVENUE TO CARPENTER AVENUE AND MERRILL AVENUE FROM EUCLID AVENUE TO CARPENTER AVENUE
-BRIDGES OVER CUCAMONGA CREEK AT EUCALYPTUS AVENUE AND MERRILL AVENUE TO BE CONSTRUCTED

N
1"= 1000'

LEGEND:
- PRINCIPAL ARTERIAL
- COLLECTOR
- LOCAL INDUSTRIAL
- MINOR ARTERIAL
- NEW SIGNALIZED INTERSECTION
- POTENTIAL FUTURE SIGNALIZED INTERSECTION
- SPECIFIC PLAN AREA

## City of Ontario Roadway Classification Plan

**Figure M-2**




South Ontario Logistics Center Specific Plan **Figure 3.3**

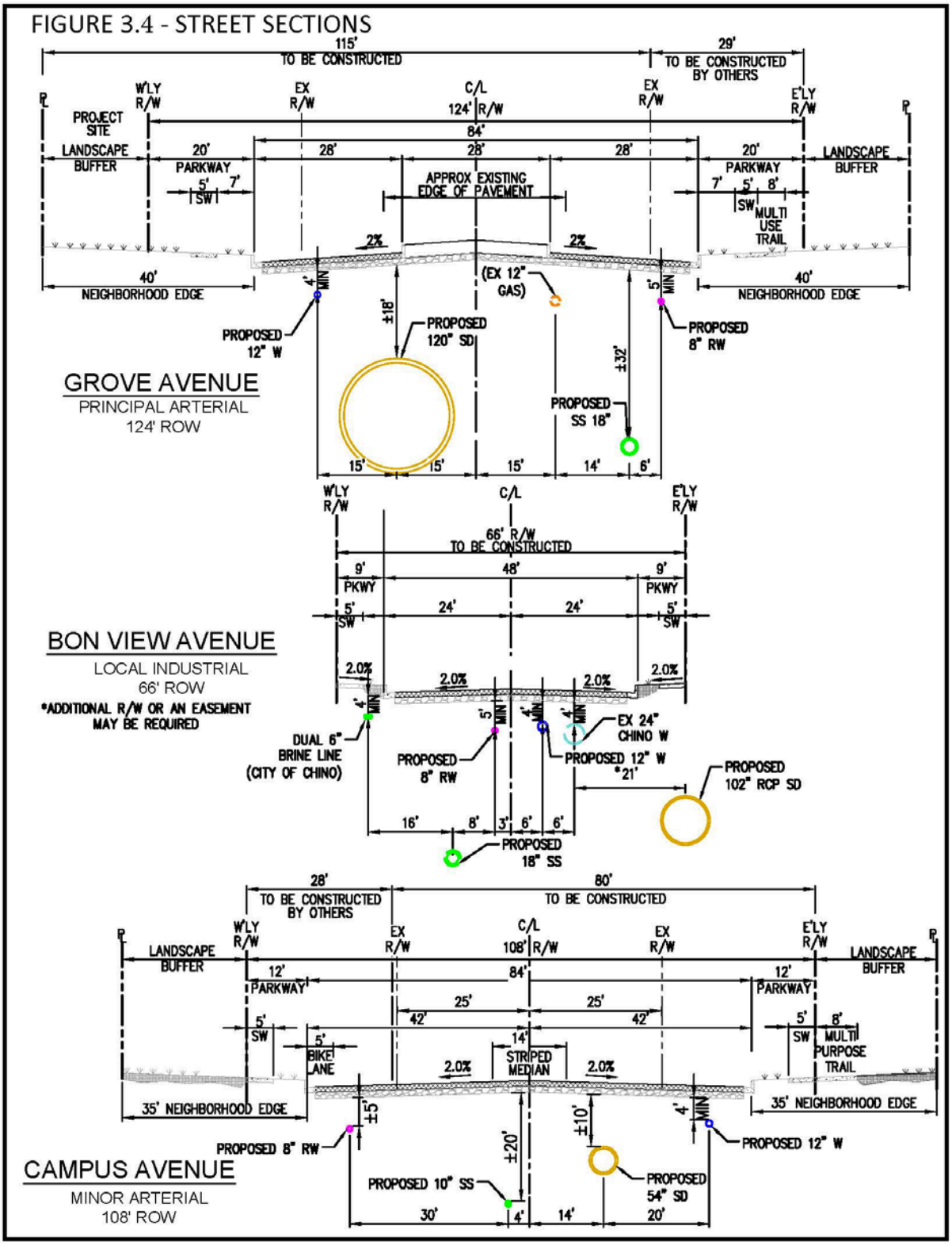
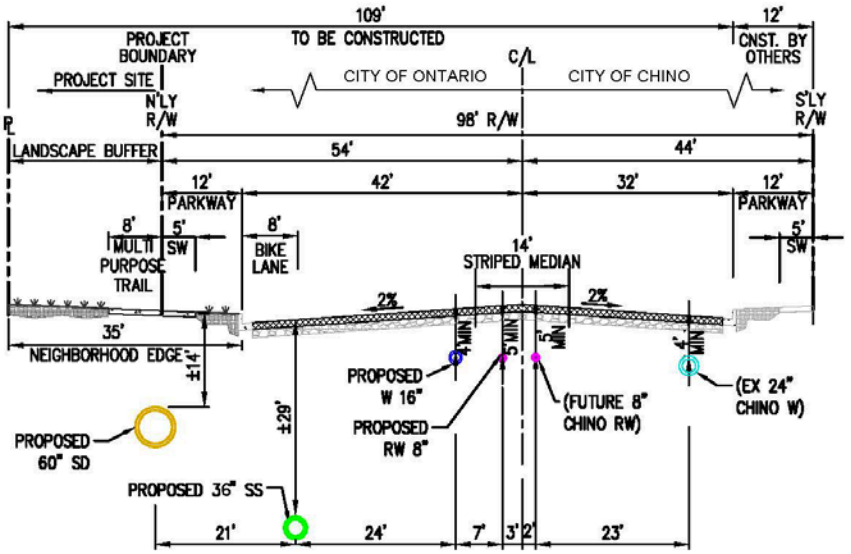
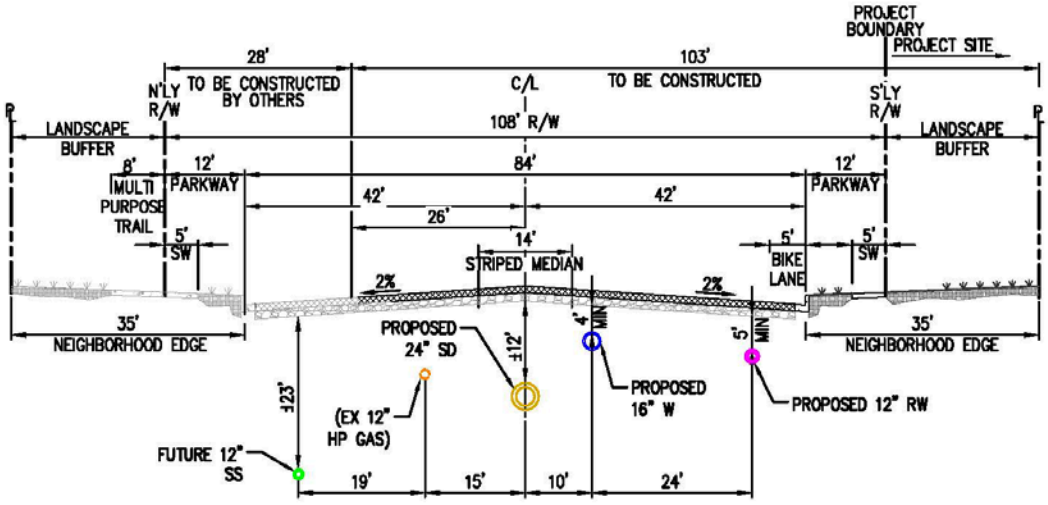

FIGURE 3.4 - STREET SECTIONS
GROVE AVENUE
PRINCIPAL ARTERIAL
124' ROW
115' TO BE CONSTRUCTED
29' TO BE CONSTRUCTED BY OTHERS
W'LY R/W
EX R/W
C/L 124' R/W
EX R/W
E'LY R/W
PROJECT SITE
LANDSCAPE BUFFER
20' PARKWAY
5' SW
7'
84'
28'
28'
28'
20' PARKWAY
7'
5'
8'
SW
MULTI USE TRAIL
LANDSCAPE BUFFER
APPROX EXISTING EDGE OF PAVEMENT
2%
2%
40' NEIGHBORHOOD EDGE
40' NEIGHBORHOOD EDGE
4' MIN
5' MIN
(EX 12" GAS)
±18'
±32'
PROPOSED 12" W
PROPOSED 120" SD
PROPOSED 8" RW
PROPOSED SS 18"
15'
15'
15'
14'
6'
BON VIEW AVENUE
LOCAL INDUSTRIAL
66' ROW
*ADDITIONAL R/W OR AN EASEMENT MAY BE REQUIRED
W'LY R/W
C/L
E'LY R/W
66' R/W TO BE CONSTRUCTED
9' PKWY
48'
9' PKWY
5' SW
24'
24'
5' SW
2.0%
2.0%
2.0%
2.0%
4' MIN
5' MIN
4' MIN
4' MIN
DUAL 6" BRINE LINE (CITY OF CHINO)
PROPOSED 8" RW
EX 24" CHINO W
PROPOSED 12" W
PROPOSED 102" RCP SD
16'
8'
3'
6'
6'
PROPOSED 18" SS
CAMPUS AVENUE
MINOR ARTERIAL
108' ROW
28' TO BE CONSTRUCTED BY OTHERS
80' TO BE CONSTRUCTED
W'LY R/W
EX R/W
C/L 108' R/W
EX R/W
E'LY R/W
LANDSCAPE BUFFER
12' PARKWAY
84'
12' PARKWAY
LANDSCAPE BUFFER
25'
25'
42'
42'
5' SW
5' BIKE LANE
14' STRIPED MEDIAN
5' SW
8' MULTI PURPOSE TRAIL
2.0%
2.0%
35' NEIGHBORHOOD EDGE
35' NEIGHBORHOOD EDGE
±5'
±20'
±10'
4' MIN
PROPOSED 8" RW
PROPOSED 10" SS
PROPOSED 54" SD
PROPOSED 12" W
30'
4'
14'
20'

FIGURE 3.4a - STREET SECTIONS




MERRILL AVENUE
COLLECTOR
98' ROW (SOUTH SIDE CITY OF CHINO)




EUCALYPTUS AVENUE
COLLEGTOR
108' ROW

WestLAND Group, Inc. Land Surveyors • Civil Engineers • GIS
4150 CONCOURS, ONTARIO, CA 91764
PHONE: (909) 989-9789 FAX: (909) 989-9660
WWW.WESTLANDGROUP.NET

### 3.2.1 Grove Avenue

Grove Avenue is located along the eastern boundary of the Specific Plan area and is designated as an Other Principal Arterial in The Ontario Plan's Functional Roadway Classification Plan. Grove Avenue is designed with a 124-foot wide right-of-way, a 28-foot wide center median, and 28-foot wide pavement from median to curb face. The existing street right-of-way varies; therefore, a varied street dedication of 10 to 29 feet is required. An additional 20 feet dedication for the following neighborhood edge is required.

The Grove Avenue streetscape design illustrated in Chapter 5, Design Guidelines, specifies 20-foot wide parkways that include a five-foot wide sidewalk and 20-foot wide landscape buffer setbacks. The east side also includes an eight-foot wide decomposed granite multipurpose trail. Together, the parkways and landscape buffer setbacks create 40-foot wide neighborhood edges as specified in the *Ontario Ranch Colony Streetscape Master Plan*.

### 3.2.2 Eucalyptus Avenue

Eucalyptus Avenue is located along the northern boundary of the Specific Plan area, providing east/west access to the site. Eucalyptus Avenue is designated by the Functional Roadway Classification Plan as a four-lane Collector Street. The Specific Plan specifies an 108-foot wide right-of-way with 84 feet of pavement including curb/gutter. An additional 23ft dedication for the neighborhood edge is required.

The Eucalyptus Avenue streetscape design presented in Chapter 5, Design Guidelines, for the south side of the street adjacent to the project site specifies a 12-foot wide parkway including a seven-foot wide curb-adjacent landscaped area and a five-foot wide sidewalk. A five-foot wide Class II on-street bike lane at the edge of the street on the south side is proposed. The north side provides an eight-foot wide on-site multipurpose trail within a 23-foot wide landscape buffer setback. Together, the parkway and landscape buffer setback create a 35-foot wide neighborhood edge, as described in the *Ontario Ranch Colony Streetscape Master Plan*. A 21-foot dedication will be required for Eucalyptus Avenue.

### 3.2.3 Merrill Avenue

Merrill Avenue is designated as a four-lane Collector Street in the Functional Roadway Classification Plan and provides east-west access to the project's southern boundary. The centerline of this street forms the boundary between the City of Ontario to the north and the City of Chino to the south. The Specific Plan specifies a 98-foot wide right-of-way and 74 feet of pavement including curb and gutter for Merrill Avenue. An additional 23ft dedication for the neighborhood edge is required on the north side.

The Merrill Avenue streetscape design presented in Chapter 5, Design Guidelines, for the north side of the street includes an eight-foot wide Class II on-street bike lane at the edge of the street, a seven-foot wide curb-adjacent landscaped area, a five-foot wide sidewalk and an eight-foot wide multipurpose trail is located within a 23-foot wide landscape buffer setback. Together, these improvements establish a 35-

foot wide neighborhood edge, as specified in the *Ontario Ranch Streetscape Master Plan*. A 21-foot street dedication will be required for Merrill Avenue.

### 3.2.4 Bon View Avenue

Bon View Avenue is designated as a Local Industrial with a 66-foot wide right-of-way and 48 feet of pavement including curb and gutter. The Bon View Avenue right-of-way exists and no dedication is required.

The Bon View Avenue streetscape presented in Chapter 5, Design Guidelines, specifies 9-foot wide parkways including a five-foot wide sidewalk.

### 3.2.5 Campus Avenue

Campus Avenue is located along the western boundary of the Specific Plan area, providing west access to the site. Campus Avenue is designated as a Minor Arterial Street per the Functional Roadway Classification Plan. The Specific Plan specifies a 108-foot wide right-of-way and will require a 29-foot half-width dedication and a 12-foot parkway including the sidewalk. An additional 23 foot dedication for the neighborhood edge is required.

The Campus Avenue streetscape presented in Chapter 5, Design Guidelines, specifies a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge on the east side, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street.

### 3.2.6 Local Circulation

Final site planning and off-site design shall be subject to City approval. In addition to the typical street section described and depicted, additional right-of-way and geometric enhancements such as additional left turn and right turn lanes, including but not limited to those at intersections, may be required to adequately mitigate impacts identified in the Traffic Impact Analysis/Specific Plan EIR. Local roadway circulation shall accommodate trucks with a double trailer combination wheelbase of 67 feet (known as the WB-67 design vehicle).

Driveways shall conform to access requirements of the City of Ontario Traffic and Transportation Design Guidelines and be to the satisfaction of the City Engineer. Driveway locations, specifically those that are in proximity to master-planned or future traffic signals, shall be located so as not to interfere with queues as projected in the Traffic Impact Analysis for the Specific Plan. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2: Airport Influence Areas).

Fair share responsibilities for street improvements will be addressed in a Development Agreement with the City.

### 3.2.7 Traffic Control Devices

Traffic signs regulating, warning, and/or guiding traffic on public roads shall conform to the California Manual on Uniform Traffic Control Devices (MUTCD), latest edition. Traffic-control signs, whether on public or private property, shall conform to the California MUTCD.

### 3.2.8 Truck Routes

The City of Ontario designates and maintains a network of truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses (Figure 3.5). Merrill Avenue, which runs along the southern boundary of the Specific Plan area, is a designated truck route from Euclid Avenue to Archibald Avenue. PCC pavement shall be installed per City Standard 1207 at signalized intersections along truck routes.

### 3.2.9 Pedestrian Circulation

Sidewalks will be provided along both sides of the street to improve safety and the pedestrian experience, connect the various parts of the Specific Plan area, and expand access to nearby land uses. Sidewalks shall be five-feet wide, constructed of concrete, and installed in conjunction with adjacent roadway improvements.

### 3.2.10 Trails and Bike Paths

Trails and bicycle paths provide an additional mode of circulation in and around the Specific Plan area.

The Ontario Plan Mobility Element specifies a Class II bikeway on the north side of Merrill Avenue, south side of Eucalyptus and on the west side of Campus Avenue. A Class II bikeway is defined as a dedicated (striped) lane along the street, with no parking allowed in the bike lane. This bike lane provides linkages to the City's bike path system (Figure 3.6).

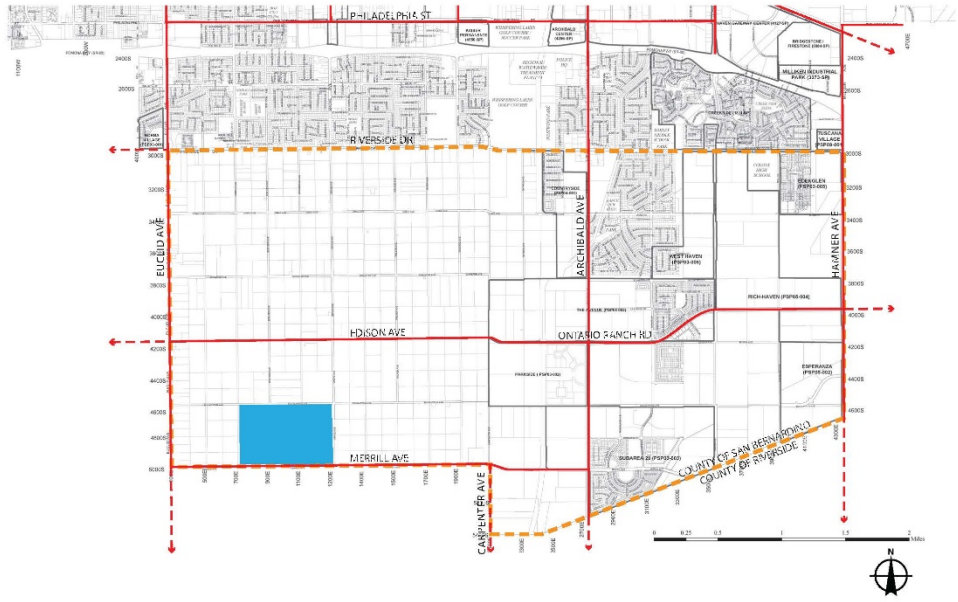
Eight-foot wide multipurpose trails are provided on the east side of Grove Avenue, east side of Campus, the north side of Eucalyptus Avenue and the north side of Merrill Avenue (Figure 3.6).

The Specific Plan's trail and bikeway improvements shall be installed in conjunction with street improvements. The City reserves the right to implement bike lanes on Eucalyptus at the discretion of the Traffic and Transportation Division.

### 3.2.11 Transit

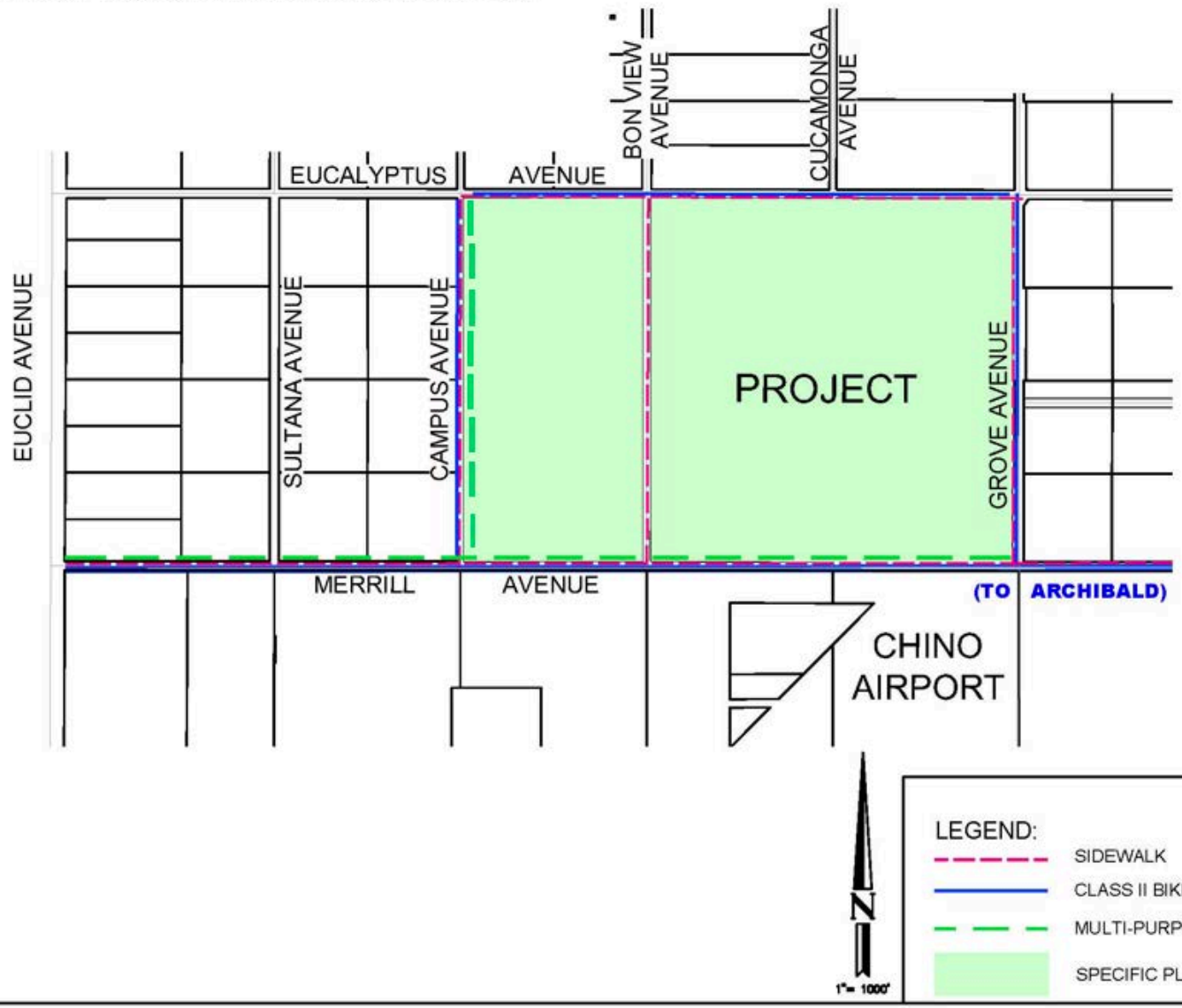
Transit options provide an alternative mode of transportation for motorists and a primary mode for the transit-dependent. The City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors, including Euclid Avenue west of the Specific Plan area.

# Truck Routes




South Ontario Logistics Center Specific Plan **Figure 3.5**

FIGURE 3.6 - BICYCLE AND PEDESTRIAN PLAN



## 3.3 Potable Water Plan

Water service to the Specific Plan area will be provided by the City of Ontario. Potable water is provided by imported water from the Water Facilities Authority (WFA), Chino Basin Desalter Authority (CDA) and groundwater from the Chino Basin, extracted via the City's wells. The WFA was formed in 1980 as a Joint Powers Authority by the Cities of Chino, Chino Hills, Ontario and Upland, and the Monte Vista Water District. It was formed to construct and operate water treatment facilities that provide a supplemental supply of potable water to its member agencies.

Currently there are no City potable water mains or City potable water infrastructure in the vicinity of the Specific Plan Area. Potable Water System Improvements for the Specific Plan area (Figure 3.7a & Figure 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 Carpenter Avenue to Grove Avenue; installing a 30-inch to 42-inch potable water main in Grove Avenue connecting from the 24-inch potable water main in Eucalyptus Avenue and extending to Chino Avenue; installing an 18-inch potable water main in Chino Avenue connecting from the 30-inch to 42-inch potable water main in Grove Avenue and extending to connect to the end point of an existing 18-inch potable water main on the west side of the Cucamonga Channel; installing a 42-inch potable water main in Grove Avenue that ended at Chino Avenue and extending to Philadelphia Street; installing a 42-inch potable water main in Philadelphia Street connecting from the 42-inch potable water main in Grove Avenue and extending to Cucamonga Avenue; installing a 42-inch potable water main in Cucamonga Avenue connecting from the 42-inch potable water main in Philadelphia Street and extending to Bon View Avenue Reservoir site and to the Reservoir. At the time this Specific Plan was prepared, the alignment of the 42-inch water line between Chino Avenue and the water reservoir site had not been finalized and is subject to change. This Specific Plan will be required to participate in the future Phase 2 Water System Improvements north of Chino Avenue, as detailed in the development agreement with the City.

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 Industrial 16-inch 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 to 42-inch 925 Pressure Zone (PZ) Phase 2 West Backbone main in Grove Avenue and extending to Campus Avenue; installing a 12-inch potable water main in Campus 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 12-inch potable water main in Campus Avenue and extending to Walker Avenue; installing a 16-inch potable water main in Walker Ave from the 16-inch potable water main at Merrill Avenue and extending northernly to connect to the existing 24-inch potable water main at 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 Bon View Avenue connecting to the 16inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue; and, installing a 12-inch potable water main in Grove Avenue connecting to the

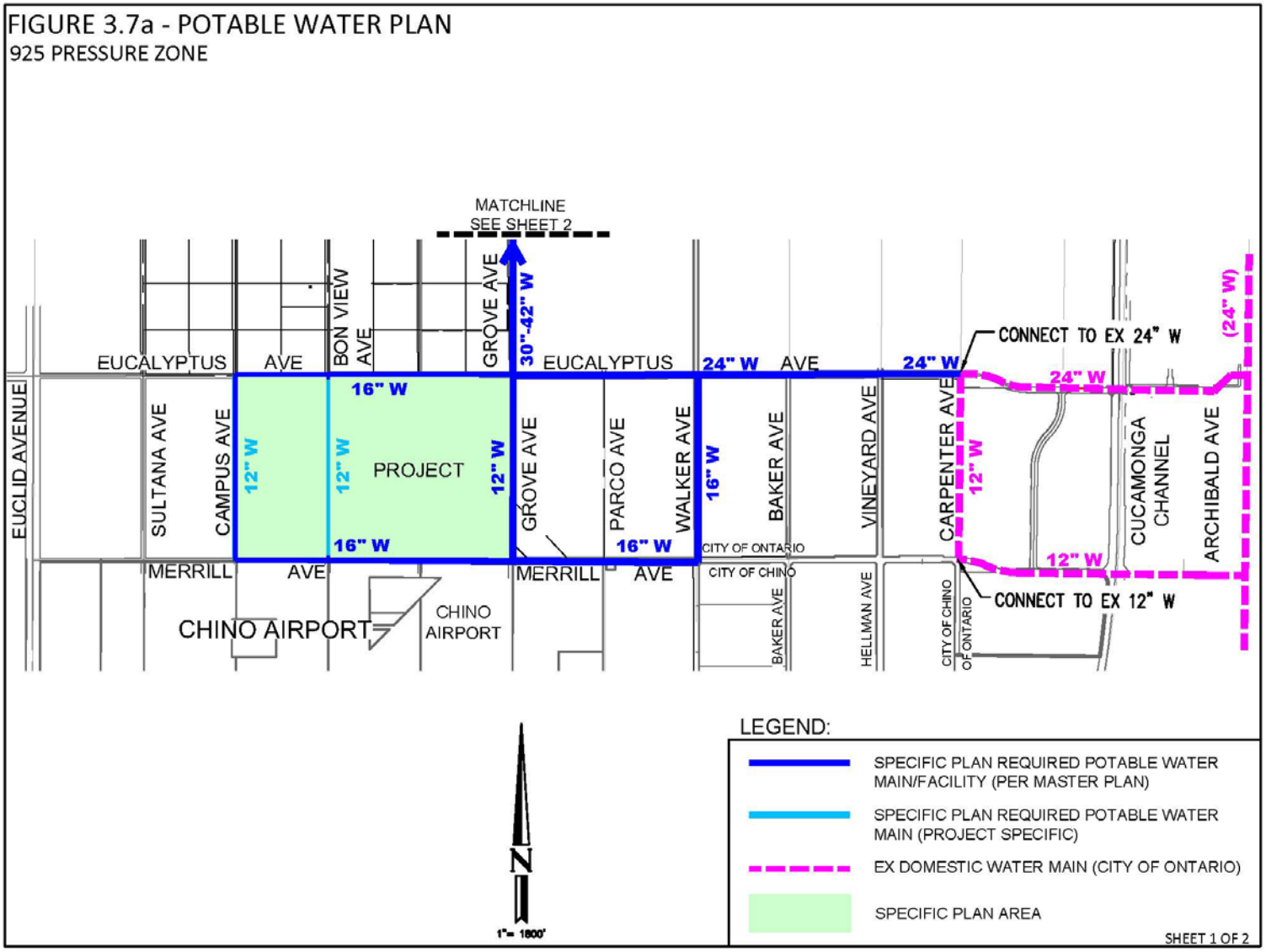
16-inch potable water main in Eucalyptus Avenue and extending to connect to the 16-inch potable water main in Merrill Avenue.

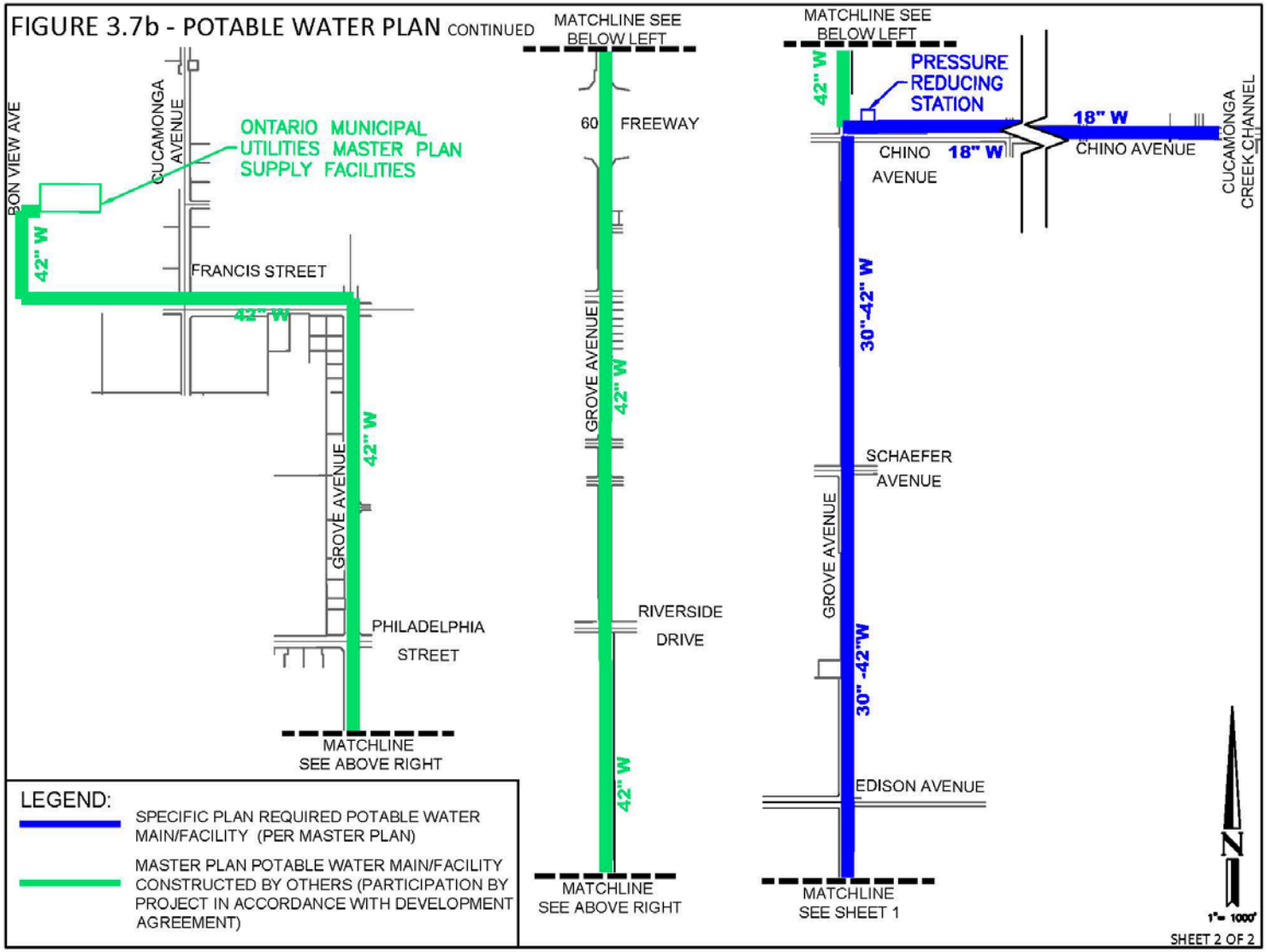
At minimum, the full Potable Water Infrastructure shown on Figure 3.7a and 3.7b shall be completed as Part of Phase 1 of the Specific Plan, which includes 925 Pressure Zone (PZ) Phase 2 West Backbone, the Secondary Loop, and the Adjacent Potable Water System

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 network of 2-inch water lines for domestic water service and 8- to 10-inch water lines for fire service water will be installed. The on-site water system includes connections to the water main in Eucalyptus Avenue to serve PA-1 and to the main in Merrill Avenue to serve PA-2.

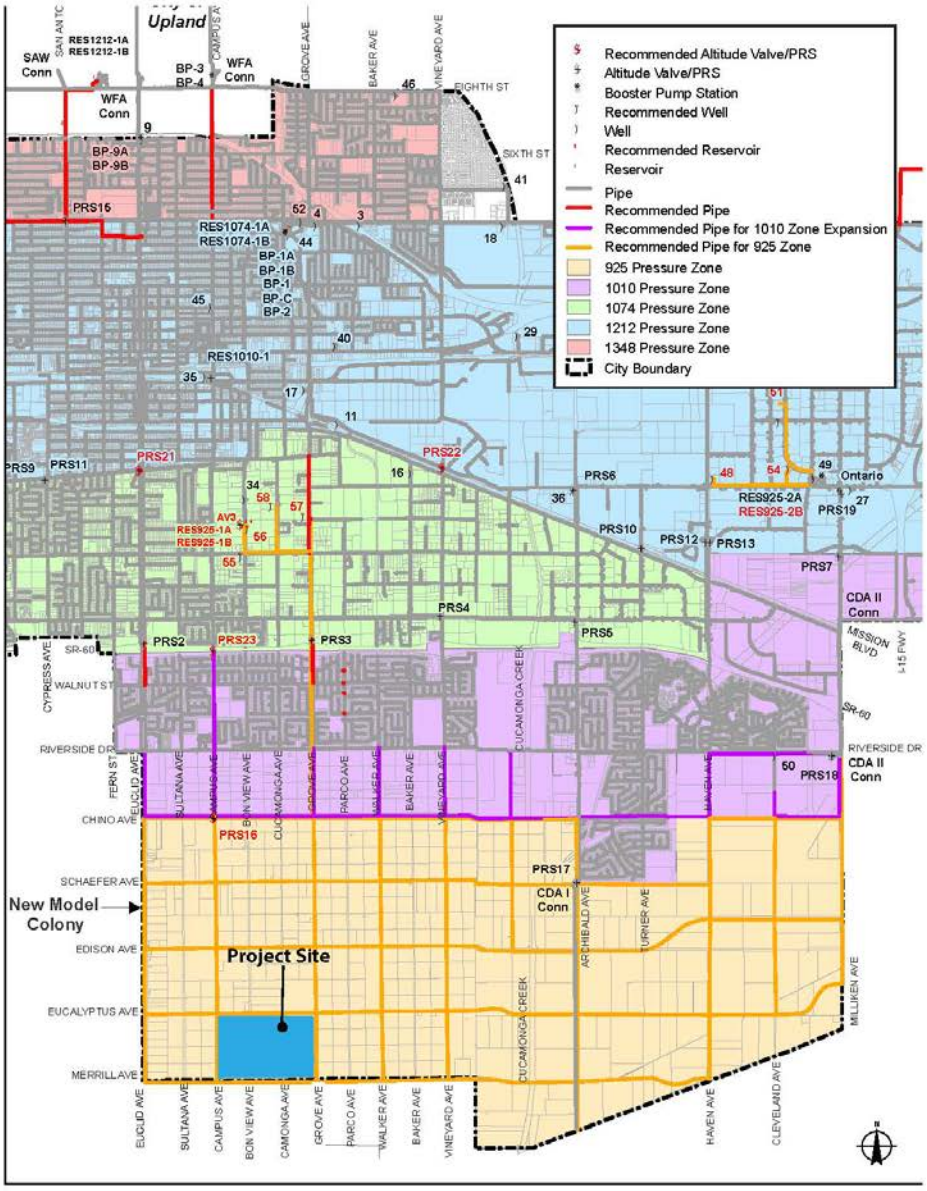
Until the ultimate pipeline network for Ontario Ranch has been completed, there may be instances where construction of improvements to serve a project may not meet the required fire flow demands. Therefore, projects within the Specific Plan area may be required to construct additional pipelines not indicated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

The overall water infrastructure plan to serve the City of Ontario is shown on Figure 3.8. The City's ultimate domestic water system consists of five pressure zones. Most of Ontario Ranch (including the Specific Plan area) is located within the 925 Pressure Zone. The sizing and alignment of potable water lines shall follow the current approved City of Ontario water system plan. Transmission line locations are subject to change, based on City conducted and approved hydraulic analysis. Required potable water infrastructure is subject to change based upon findings of the approved hydraulic study and master plan updates.


FIGURE 3.7a - POTABLE WATER PLAN
925 PRESSURE ZONE
MATCHLINE
SEE SHEET 2
EUCALYPTUS AVE
BON VIEW AVE
GROVE AVE
30"-42" W
EUCALYPTUS AVE
24" W
24" W
CONNECT TO EX 24" W
24" W
(24" W)
EUCLID AVENUE
SULTANA AVE
CAMPUS AVE
12" W
16" W
12" W
PROJECT
12" W
GROVE AVE
PARCO AVE
WALKER AVE
16" W
BAKER AVE
VINEYARD AVE
CARPENTER AVE
12" W
CUCAMONGA CHANNEL
ARCHIBALD AVE
16" W
16" W
CITY OF ONTARIO
MERRILL AVE
MERRILL AVE
CITY OF CHINO
12" W
CONNECT TO EX 12" W
CHINO AIRPORT
CHINO AIRPORT
BAKER AVE
HELLMAN AVE
CITY OF CHINO
CITY OF ONTARIO
N
1"= 1800'
LEGEND:
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN/FACILITY (PER MASTER PLAN)
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN (PROJECT SPECIFIC)
EX DOMESTIC WATER MAIN (CITY OF ONTARIO)
SPECIFIC PLAN AREA
SHEET 1 OF 2


FIGURE 3.7b - POTABLE WATER PLAN CONTINUED
MATCHLINE SEE BELOW LEFT
MATCHLINE SEE BELOW LEFT
BON VIEW AVE
CUCAMONGA AVENUE
ONTARIO MUNICIPAL UTILITIES MASTER PLAN SUPPLY FACILITIES
42" W
FRANCIS STREET
42" W
GROVE AVENUE
42" W
PHILADELPHIA STREET
MATCHLINE SEE ABOVE RIGHT
60 FREEWAY
GROVE AVENUE
42" W
RIVERSIDE DRIVE
42" W
MATCHLINE SEE ABOVE RIGHT
42" W
PRESSURE REDUCING STATION
18" W
CHINO AVENUE
18" W
CHINO AVENUE
CUCAMONGA CREEK CHANNEL
30"-42" W
SCHAEFER AVENUE
GROVE AVENUE
30" -42"W
EDISON AVENUE
MATCHLINE SEE SHEET 1
LEGEND:
SPECIFIC PLAN REQUIRED POTABLE WATER MAIN/FACILITY (PER MASTER PLAN)
MASTER PLAN POTABLE WATER MAIN/FACILITY CONSTRUCTED BY OTHERS (PARTICIPATION BY PROJECT IN ACCORDANCE WITH DEVELOPMENT AGREEMENT)
N
1"= 1000'
SHEET 2 OF 2

## City of Ontario Ultimate Water System




South Ontario Logistics Center Specific Plan **Figure 3.8**

Size and location of waterlines subject to change based on current approved Master Plan as well as City conducted and approved hydraulic analysis.

## 3.4 Recycled Water Plan

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 State Water Resources Control Board (SWRCB) is required. Interim connection to potable water is not allowed.

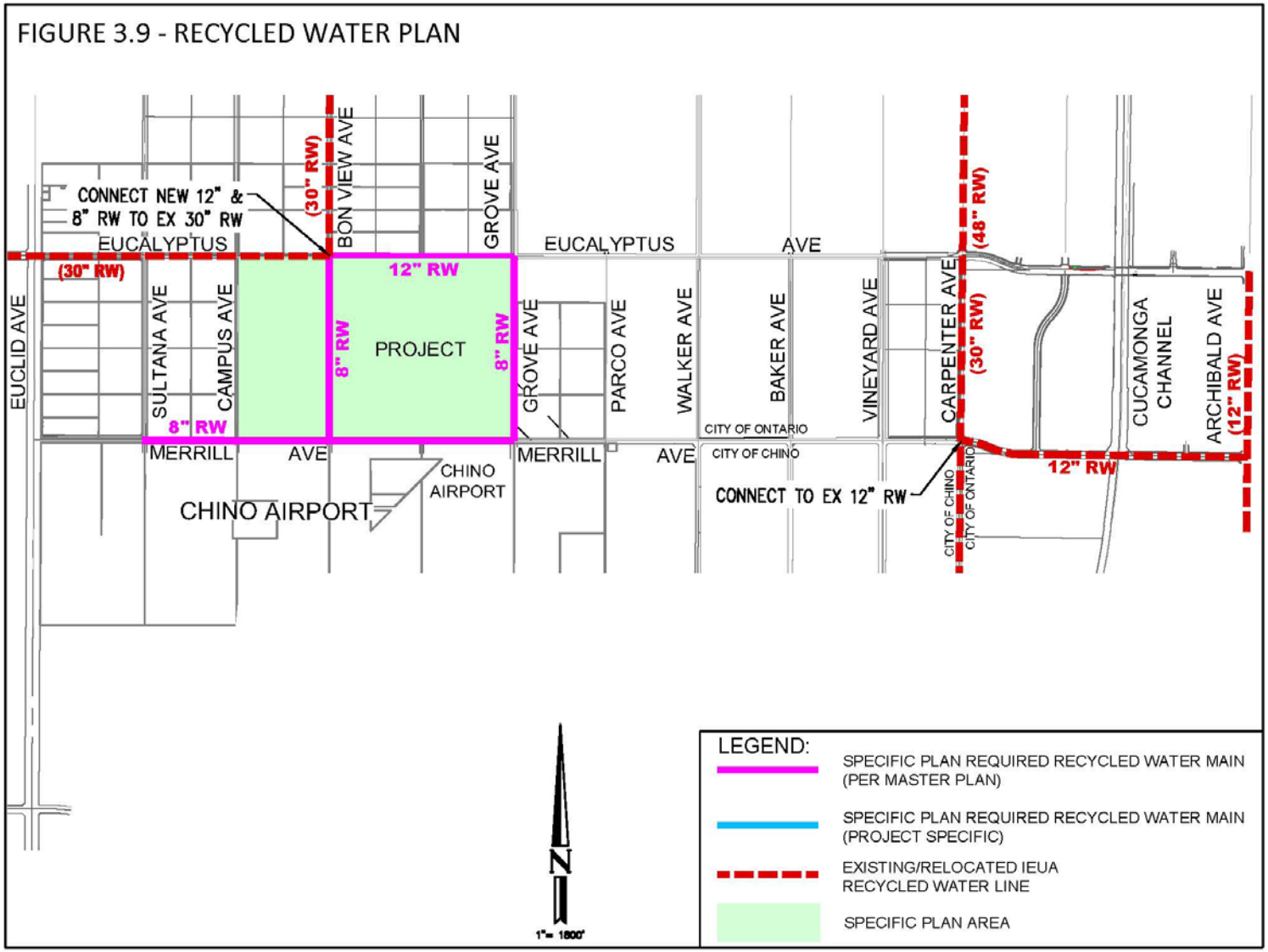
Currently there are no City recycled water mains or City recycled water infrastructure in the vicinity of the Specific Plan Area. Recycled Water is provided to the City of Ontario by the Inland Empire Utility Agency (IEUA) from its four wastewater reclamation plants. The entire Specific Plan area is within the City's master planned 930 Pressure Zone. Recycled Water Infrastructure Improvements for the Specific Plan area (Figure 3.9) require the planning, design, and construction of 930 Pressure Zone (PZ) Recycled Water Master Plan mains, which includes: installing a 12-inch recycled water main in Eucalyptus Avenue connecting to the 8-inch recycled water main in Grove Avenue and extending to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue at Bon View Avenue; installing an 8-inch recycled water main in Bon-View Avenue to connect to the IEUA 30-inch recycled water main in Eucalyptus Avenue and extending to connect to the 8-inch recycled water main in Merrill Avenue; installing an 8-inch recycled water main in Merrill Avenue connecting to the 8-inch recycled water main in Sultana Avenue and extending to connect to the 8-inch recycled water main in Grove Avenue; installing an 8-inch recycled water main in Grove Avenue connecting to the 8-inch recycled water main in Merrill Avenue and extending to connect to the 12-inch recycled water main in Eucalyptus Avenue.

The layout and construction of planned developments within the Specific Plan area may require a project specific 8-inch recycled water main in Campus Avenue, connecting to the 8-inch recycled water main in Merrill Avenue, and extending to the 30-inch RW main in Eucalyptus Avenue. It may also require an 8-inch recycled water main in Merrill Avenue, connecting to the 8-inch recycled water main at Campus Avenue and Sultana Avenue.

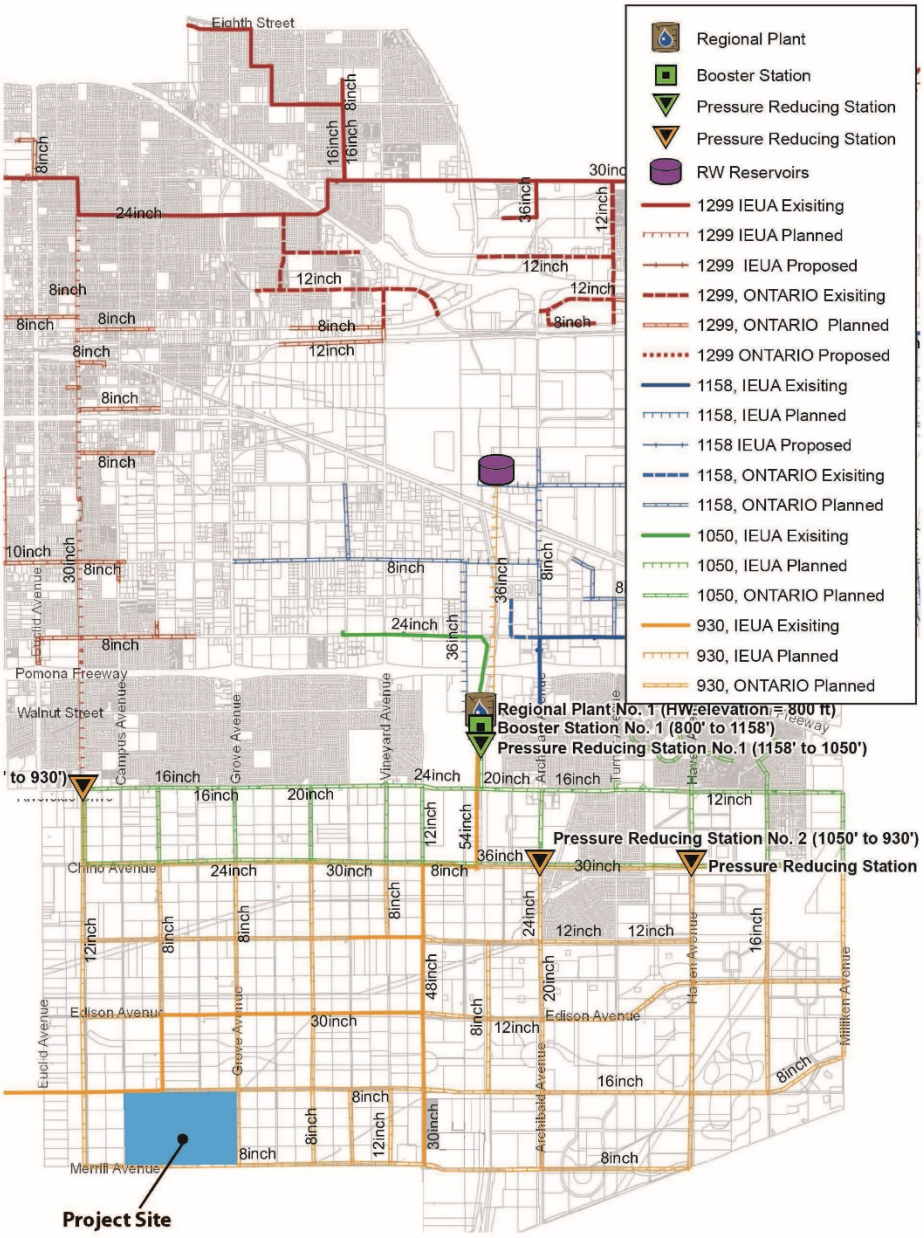
The future recycled water system to serve the City of Ontario is shown on Figure 3.10. The sizing and alignment of existing and proposed recycled water lines are shown in the exhibit.

Sizing and alignment of the recycled water lines will be consistent with the City of Ontario Recycled Water System Master Plan and/or a City approved hydraulic analysis.

FIGURE 3.9 - RECYCLED WATER PLAN



## City of Ontario Future Recycled Water System




South Ontario Logitics Center Specific Plan **Figure 3.10**

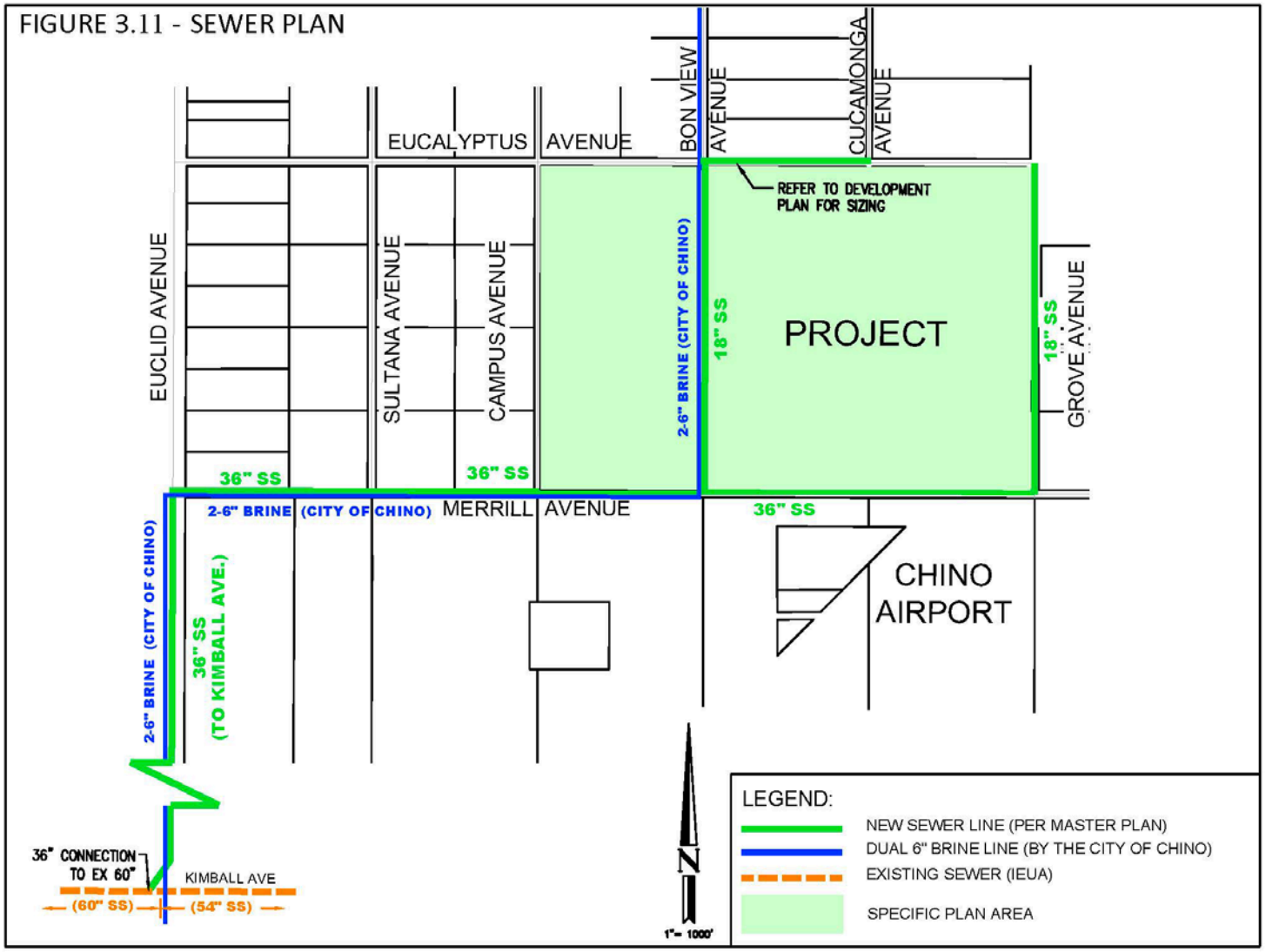
## 3.5 Sewer Plan

Regional wastewater treatment services are provided to the City of Ontario and its neighboring agencies by the Inland Empire Utilities Agency (IEUA). Several regional trunk sewers collect sewage generated in the city and transport it to IEUA's Regional Plant No.1 and Regional Plant No.5 for treatment. The City of Ontario's sewer service area is divided into eight sewersheds, primarily based on the outlet points where the City's system ties into the IEUA downstream facility. Ontario Ranch is located in Sewer shed 8.

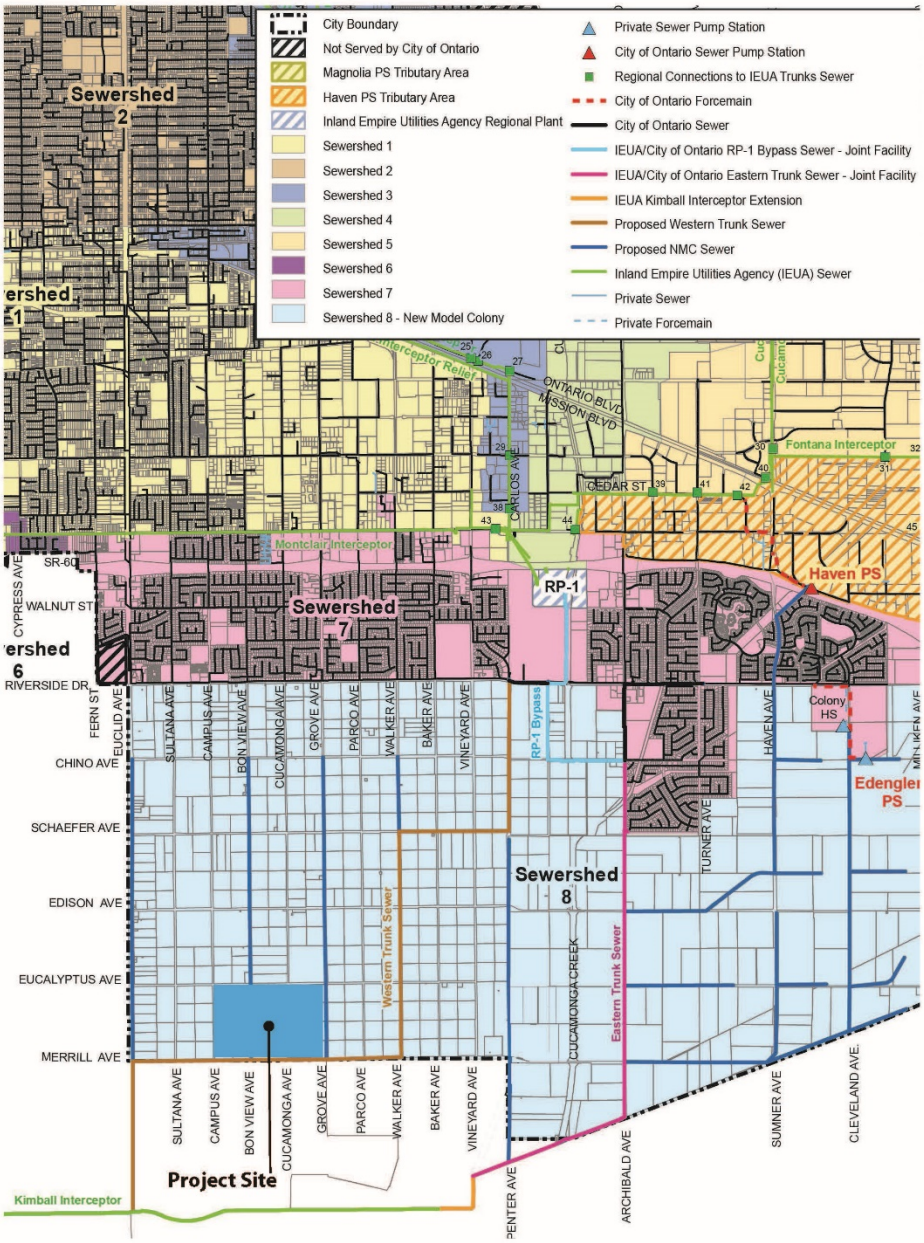
There are no sewer mains located within the broader vicinity of the Specific Plan area; therefore, the Specific Plan includes a network of new public sewer mains (Figure 3.11), consistent with the City of Ontario's Ultimate Sewer System Plan (Figure 3.12). A 36-inch sewer main will connect to an existing IEUA interceptor trunk main sewer located in Kimball Avenue to the south, run north in Euclid Avenue to Merrill Avenue, then stays a 36-inch sewer main east to Grove Avenue. The IEUA interceptor trunk sewer main is 54-inches east of Euclid and 60-inches west of Euclid Avenue. An 18-inch sewer main would run from Merrill Avenue north within Bon View Avenue and Grove Avenue to Eucalyptus Avenue. A sewer main will run within Eucalyptus Avenue, from a point west of Grove Avenue to Bon View Avenue where it will connect to the 18-inch sewer main within Bon View Avenue. The size of the Eucalyptus Avenue sewer main will be determined during development plan preparation for PA1 and PA2.

The ultimate sizing and alignment of sewer infrastructure shall be consistent with the City of Ontario ultimate sewer system plan and/or a City conducted and approved hydraulic analysis.

A Sewer Sub-Area Master Plan (SSAMP) shall be prepared for each tract map and development within the Specific Plan.


FIGURE 3.11 - SEWER PLAN
EUCALYPTUS AVENUE
BON VIEW AVENUE
CUCAMONGA AVENUE
REFER TO DEVELOPMENT PLAN FOR SIZING
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
2-6" BRINE (CITY OF CHINO)
18" SS
PROJECT
18" SS
GROVE AVENUE
36" SS
36" SS
2-6" BRINE (CITY OF CHINO)
MERRILL AVENUE
36" SS
CHINO AIRPORT
2-6" BRINE (CITY OF CHINO)
36" SS (TO KIMBALL AVE.)
36" CONNECTION TO EX 60"
KIMBALL AVE
(60" SS)
(54" SS)
N
1"= 1000'
LEGEND:
NEW SEWER LINE (PER MASTER PLAN)
DUAL 6" BRINE LINE (BY THE CITY OF CHINO)
EXISTING SEWER (IEUA)
SPECIFIC PLAN AREA

# City of Ontario Ultimate Sewer System




South Ontario Logistics Center Specific Plan **Figure 3.12**

## 3.6 Conceptual Grading Plan

The topography of the site is moderately flat, sloping from the northeast to the southwest with approximately a 17-foot drop in elevation across the Specific Plan area.

The grading activities for the Specific Plan area will generally consist of clearing and grubbing, demolition of existing structures, and moving surface soils to construct building pads, driveways and streets.

Conceptual grading and earthwork analysis indicate the project can be balanced onsite. Earthwork will include approximately 425,912 cubic yards (CY) of cut and 425,912 CY of fill with 272,777 CY of over-excavation. Geotechnical and/or environmental conditions encountered during grading operations may impact final earthwork calculations. Grading plans for each development project within the Specific Plan area shall be reviewed and approved by the City of Ontario prior to the issuance of grading permits. Grading plans and activities shall conform to the City's grading ordinance and dust and erosion control requirements.

All landscaped areas within the Specific Plan area shall be graded as shallow swales and designed to accept runoff water from impervious surfaces. Water quality retention basins, trenches, etc., (the exact location of which will be determined at the time of Water Quality Management Plan (WQMP) approval for individual implementing projects) will have a maximum side slope of 3:1.

## 3.7 Dry Utilities Plan

Utility services provided to the site shall be installed underground in accordance with City of Ontario guidelines.

### Communication System

According to the City of Ontario 2013 Fiber Optic Master Plan, the fiber optic infrastructure, including approximately 23 miles of backbone fiber south of Riverside Drive, is an investment in a long-term capital asset using newly constructed and existing conduit to provide high speed communication links to key locations throughout the city. Developments within Ontario Ranch are required to install and provide fiber conduit to all improved lots. Proposed on-site facilities will be placed underground within a duct and structure system that will be installed by the developer. Pursuant to the City's Fiber Optic Master Plan, the fiber optic network will be owned and operated by the City and as such maintenance of the installed system will be the responsibility of the City and/or Special District fiber optic entity and not the developer. The Specific Plan area will be connected to the City's system as shown on Figure 3.13.

### Natural Gas

Southern California Gas Company maintains 3" and 12" mains in Eucalyptus Avenue, a 12" main Grove Avenue and 2" mains located east and west of the site in Merrill Avenue. There mains are available to provide service to the project site. Gas mains will be installed to the individual development projects by the Gas Company, as necessary.

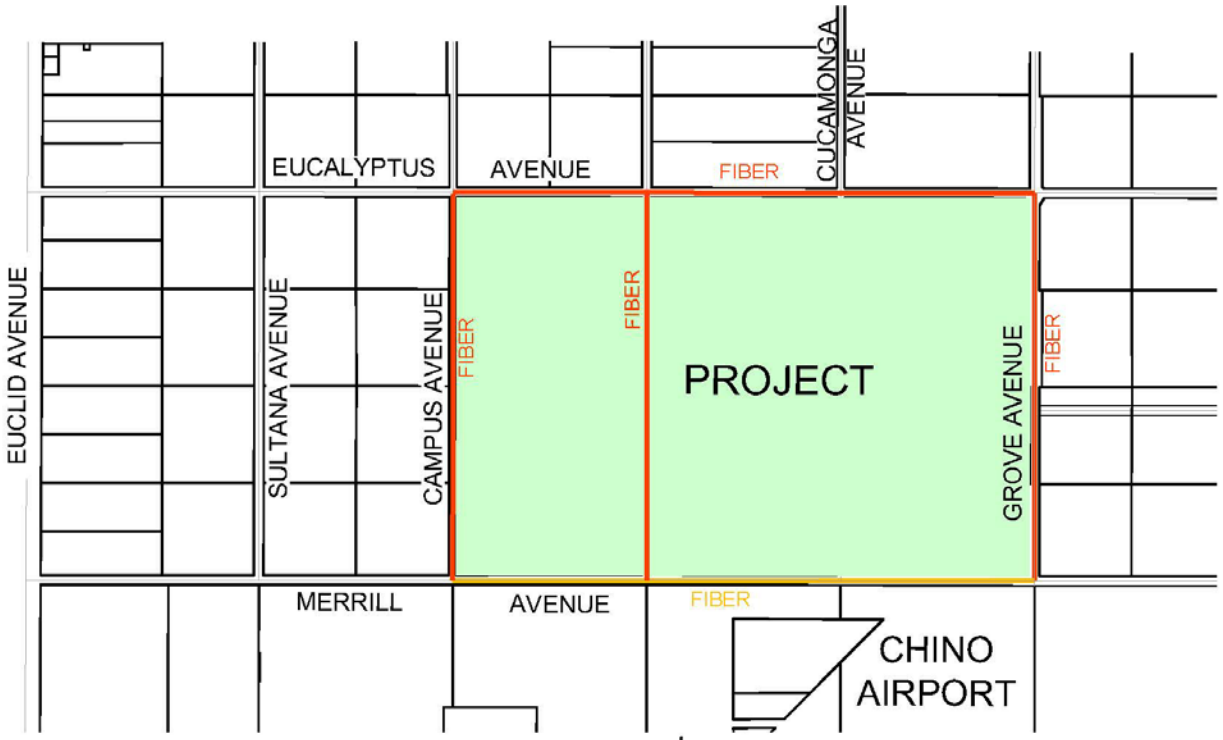
### Electrical

Southern California Edison will provide electricity to the Specific Plan area from existing facilities in the vicinity. New lines within the Specific Plan area shall be installed according to City of Ontario requirements.

### Cable

Charter does not maintain any facilities with the vicinity of the proposed project site. A main extension would be required if services are desired.

FIGURE 3.13 - FIBER OPTIC PLAN



## 3.8 Storm Drainage Plan

The Specific Plan area storm drain improvements (Figure 3.14) are consistent with the facilities specified in Drainage Area XIV of the City of Ontario Planned Drainage Facilities (Figure 3.15).

Catch basins located throughout the site will collect runoff. On-site storm drain systems will convey runoff to the following facilities:

- 120-inch storm drain in Grove Avenue leading south to existing facilities via modification of an existing channel.
- 102-inch reinforced concrete pipe in Bon View Avenue.
- 60-inch reinforced concrete pipe in Merrill Avenue adjacent to the Specific Plan area, which will transition to a 120-inch reinforced concrete pipe running west to a reinforced concrete box at Euclid Avenue.
- 54-inch storm drain in Campus Avenue which connects to the future storm drain in Merrill Avenue.
- 10' x 10' storm drain in Euclid connecting to the Prado flood control basin.

Additional on-site drain improvements would include storm water detention/ retention/ water quality basins, which would capture, treat, and/or gradually release storm water into the downstream public storm drain systems. Onsite storm water treatment would incorporate underground chambers installed within each building's parking area.

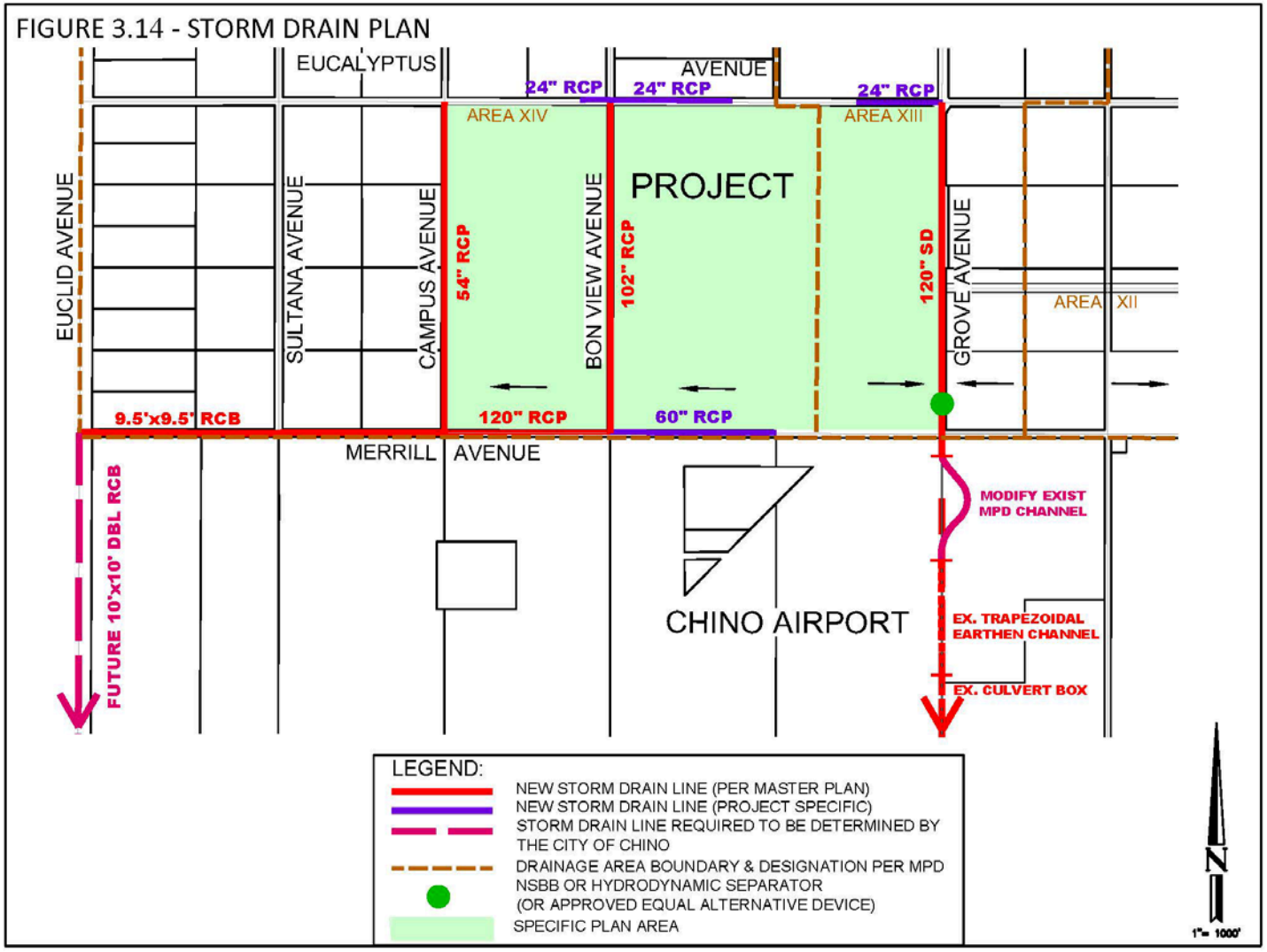
Development within this specific plan shall be responsible to construct the ultimate storm drain improvements if they are not installed at time of development.

Each storm drain in Campus Avenue, Bon View Avenue, Grove Ave and Merrill Avenue will be equipped with a hydrodynamic separator, or series of hydrodynamic separators to satisfy the statewide trash mandate. Each device will be approved by and listed on the Certified Full Capture System List of Trash Treatment Control Devices of the State Water Resources Control Board (SWRCB).

### NPDES Compliance

The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest, and re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's Water Quality Management Plan (WQMP) for significant new development projects. The objective of the WQMP for this project is to minimize the detrimental effects of urbanization on the beneficial uses of receiving waters, including effects caused by increased pollutants and changes in hydrology. These effects may be minimized through the implementation of site designs that reduce runoff and pollutant transport by minimizing impervious surfaces and maximizing on-site infiltration, employing Source Control Best Management Practices (BMP's), or using on-site structural Treatment Control BMP's where the infeasibility of installing Low Impact Development BMP's is demonstrated.

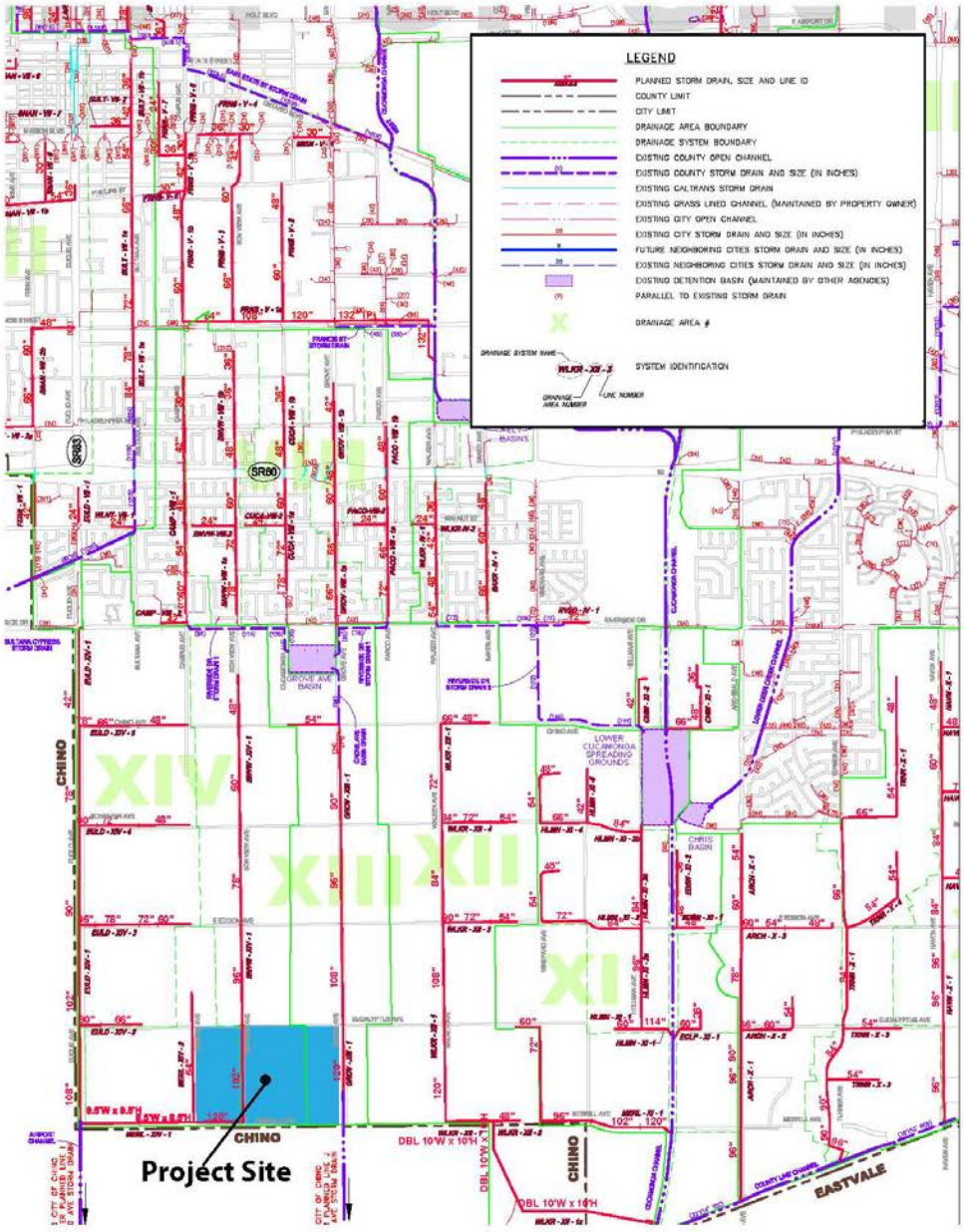
All Priority Land Use (PLU) areas within the Specific Plan Area shall comply with the statewide Trash Provisions adopted by State Water Resources Control Board (SWRCB) and trash requirements in the most current San Bernardino County Area-Wide MS4 Permit.


FIGURE 3.14 - STORM DRAIN PLAN
EUCALYPTUS AVENUE
24" RCP
24" RCP
24" RCP
AREA XIV
AREA XIII
PROJECT
EUCLID AVENUE
SULTANA AVENUE
CAMPUS AVENUE
54" RCP
BON VIEW AVENUE
102" RCP
120" SD
GROVE AVENUE
AREA XII
9.5'x9.5' RCB
120" RCP
60" RCP
MERRILL AVENUE
FUTURE 10'x10' DBL RCB
MODIFY EXIST MPD CHANNEL
CHINO AIRPORT
EX. TRAPEZOIDAL EARTHEN CHANNEL
EX. CULVERT BOX
LEGEND:
NEW STORM DRAIN LINE (PER MASTER PLAN)
NEW STORM DRAIN LINE (PROJECT SPECIFIC)
STORM DRAIN LINE REQUIRED TO BE DETERMINED BY THE CITY OF CHINO
DRAINAGE AREA BOUNDARY & DESIGNATION PER MPD
NSBB OR HYDRODYNAMIC SEPARATOR (OR APPROVED EQUAL ALTERNATIVE DEVICE)
SPECIFIC PLAN AREA
N
1"= 1000'



2003

# City of Ontario Planned Drainage Facilities




South Ontario Logistics Center Specific Plan **Figure 3.15**

New development within the Specific Plan area will utilize a variety of Low Impact Development site drainage designs to manage stormwater, including but not limited to retention/infiltration basins, trenches and swales, and above ground and/or below ground bio-treatment systems. Development projects within the Specific Plan area will comply with the latest Low Impact Development guidelines and incorporate features including but not limited to:

- Landscape designs that promote water retention and incorporation of water conservation elements such as use of native plants and drip irrigation systems;
- Permeable surface designs in areas with low traffic;
- Parking lots that drain to landscaped areas to provide retention and infiltration, or bio-treatment where infiltration is infeasible;
- Limited soil compaction during grading operations within landscaped storm water infiltration areas of not more than 80 percent compaction.

Prior to the issuance of a grading or construction permit, a Storm Water Pollution Prevention Plan (SWPPP), Erosion & Sediment Control Plan sheets, and a WQMP shall be prepared and approved. The SWPPP and Erosion & Sediment Control Plan Sheets shall identify and detail all appropriate BMP's to be implemented or installed during construction of the project, and the WQMP shall describe all post-construction BMP's designed to address water quality and quantity of runoff for the life of the project.

## 3.9 Public Services

This sub-section addresses public services within the Specific Plan area, including police, fire and solid waste disposal services.

### 3.9.1 Police

The City of Ontario will provide police services to the Specific Plan area. The closest police station is located approximately five miles north of the Specific Plan area at 2500 S. Archibald Avenue, just south of SR-60. This station is also the City of Ontario Police Department headquarters.

### 3.9.2 Fire

The City of Ontario will provide fire protection services to the Specific Plan area. The Ontario Fire Department currently has eight stations, which are staffed with eight four-person paramedic engine companies and two four-person truck companies. The closest operational fire station, Station 2, is located at 544 W. Francis Street, approximately four miles north of the Specific Plan area.

### 3.9.3 Solid Waste Disposal

The City of Ontario will provide solid waste services to the Specific Plan area. The City offers a full array of commercial and industrial services designed to meet the business community's needs. Solid waste facilities follow the "Solid Waste Department Refuse and Recycling Planning Manual." The Manual establishes the City of Ontario's requirements for refuse and recycling storage and access for service, as well as addresses the City's recycling goals. The Mid-Valley Landfill is the nearest County of San Bernardino landfill located at 2390 N. Alder Avenue in the City of Rialto, approximately 20 miles northeast of the Specific Plan area.

## 3.10 Phasing Plan

Development phasing of the Specific Plan area will be determined by the landowner and/or developer based upon real estate market conditions. Phasing sequencing is subject to change over time to respond to various market and local factors and as such, individual phases may overlap or develop concurrently. Phasing will occur as appropriate levels of infrastructure are provided. Infrastructure improvements, as required and approved by the City Engineer to support the development, shall be installed by the developer.

Figure 3.16, Conceptual Phasing Plan, describes two general phases of development for South Ontario Logistics Center.

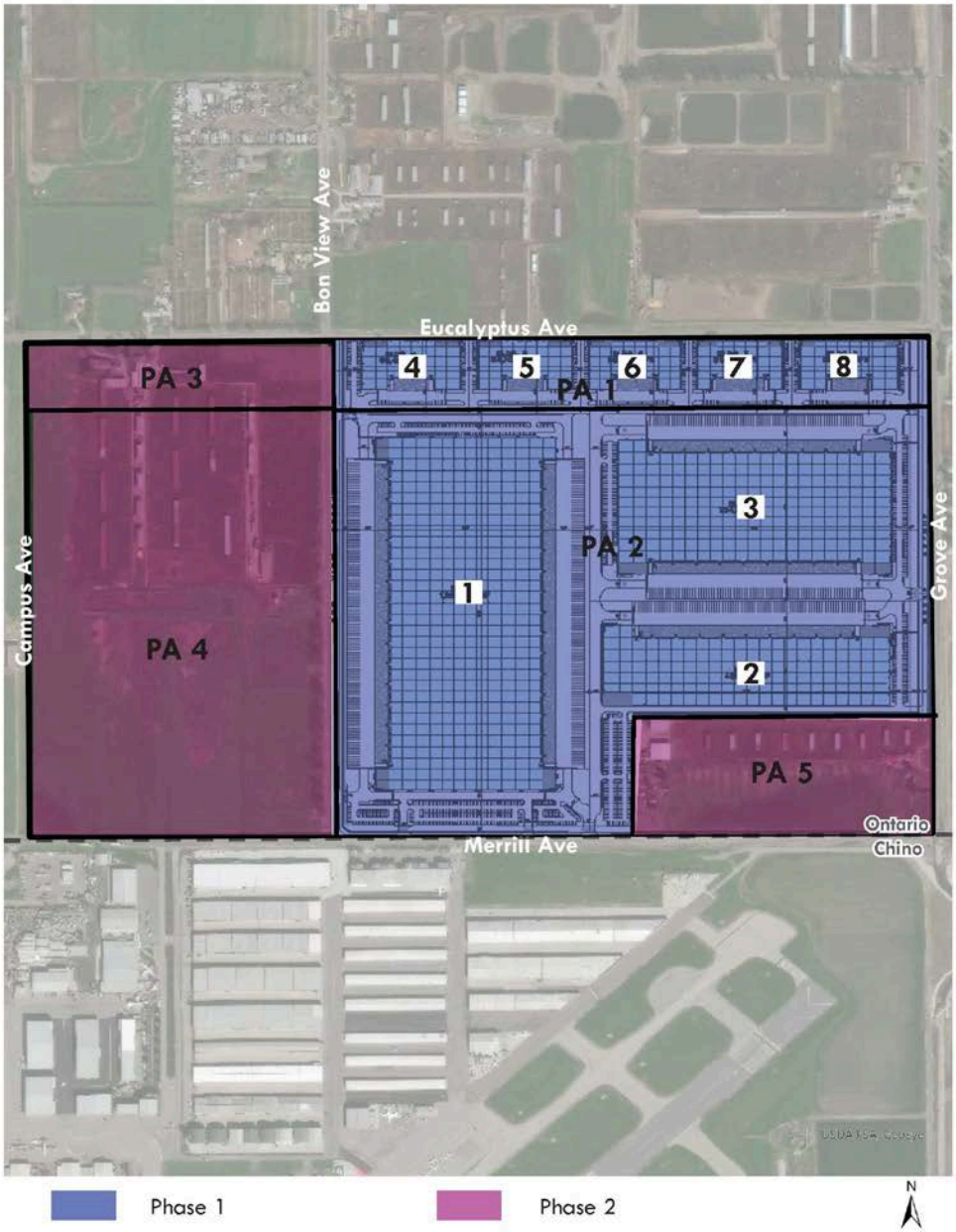
**Phase 1:** Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan and includes the Development Plan (PAs 1 and 2). This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

**Phase 2:** Phase 2 consists of the balance of the Project site (PAs 3, 4, and 5) .

Specific Plan backbone infrastructure shall be installed by the project developer, in accordance with the applicable City-adopted infrastructure plan for the area, as well as the provisions of this Specific Plan and an approved Development Agreement. Final grading and infrastructure improvements will be completed in accordance with the approved Development Agreement and City Engineer approval. Fair share responsibilities for improvements shall be addressed in a Development Agreement with the City of Ontario.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

## Conceptual Phasing Plan




South Ontario Logistics Center Specific Plan **Figure 3.16**

# 4.0 LAND USE AND DEVELOPMENT STANDARDS

This chapter identifies allowable uses and development standards including building height, setbacks, lot coverage, parking, and landscape within the Specific Plan area. These regulations are intended to create a harmonious relationship among development within the Specific Plan area and with surrounding land uses as well as to protect the health, safety, and general welfare of the community.

## 4.1 General Provisions

Upon adoption of this Specific Plan, the allowable land uses and development standards within this document become the governing zoning for new construction, additions, or remodels within the Specific Plan area. However, in reviewing individual projects requiring discretionary approval, additional conditions may be applied by the approving body to accomplish the goals and objectives of this Specific Plan.

## 4.2 Allowable Uses

Table 4.1 (Allowable Uses) provides the land uses, activities, and facilities allowed within the Specific Plan's BP (Business Park) and IG (Industrial - General) Zoning Districts discussed in Chapter 3. These uses include a variety of industrial-serving commercial, low-intensity office, technology, light manufacturing, and warehouse/distribution uses that are compatible with the site's location within Safety Zone 6 of the Chino Airport. The letters/symbols used in Table 4.1 shall have the following meanings:

### "P" - Permitted Land Uses

A Permitted Use (P) is permitted by right and may be established as the primary use of a building without the need for discretionary approval. Permitted Uses are subject to the development standards and guidelines applicable to the zoning district in which the use is located.

### "C" - Conditionally Permitted Land Uses

A Conditionally Permitted Use (C) is permitted upon issuance of a Conditional Use Permit (CUP) pursuant to Section 4.02.015 of the Ontario Development Code and City processing procedures.

### "A" - Administratively Permitted Land Uses

An Administratively Permitted Use (A) is permitted upon issuance of an Administrative Use Permit (AUP) pursuant to Section 4.03.015 of the Ontario Development Code and City processing procedures.

### "—" - Prohibited Land Uses

A land use indicated with a "—" symbol is prohibited within the zoning district.

### Land Uses Not Listed

A land use not listed in Table 4.1 shall be considered a prohibited land use. For land uses similar to those listed in Table 4.1, but not expressly stated in this Specific Plan, the City of Ontario Planning Director or his/her designee shall have the authority to make a determination of the applicability of similar land uses.

## Table 4.1: Allowable Uses

| Land Use | BP District | IG District |
|---|---|---|
| **AGRICULTURAL USES** | | |
| Commercial Crop Production and Farming[1] | C | P |
| Community Gardens, Urban Farms, and Related Uses | A | A |
| Kennels and Catteries | -- | P |
| **RESIDENTIAL USES** | | |
| Caretaker's Unit (not to exceed 1,000 square feet) | A | A |
| **CONSTRUCTION** | | |
| Contractors (e.g., building construction, site preparation, capital improvement projects) | | |
| • Completely within enclosed building | P | P |
| • With outdoor storage | -- | P |
| **MANUFACTURING** | | |
| Apparel Manufacturing | P | P |
| Artisan Crafts (made by hand) such as glassworks, jewelry, pottery | P | P |
| Beverage Manufacturing | -- | C |
| Chemical Manufacturing (excludes pesticides and fertilizers) | -- | C |
| Computer and Electronic Product Manufacturing | P | P |
| Electrical Equipment, Appliance and Component Manufacturing | P | P |
| Fabricated Metal Product Manufacturing | -- | P |
| Ammunition and Arms Manufacturing | C | C |
| Food Manufacturing, General (but excluding animal slaughtering and processing and seafood product preparation and packaging) | -- | C |
| Food Manufacturing, Limited (bread, tortillas, snack foods, roasted nuts and peanut butter, coffee, tea, flavoring syrup, seasoning and dressing, spice extract) | C | C |
| Furniture and Related Product Manufacturing | P | P |
| Glass and Glass Product Manufacturing | -- | C |
| Leather and Allied Product Manufacturing (excluding leather and hide tanning and finishing) | P | P |
| Machinery Manufacturing | -- | P |
| Miscellaneous Manufacturing (medical equipment and supplies, jewelry, sporting goods, toys, office supplies, signs, etc.) | P | P |
| Paper Manufacturing | -- | C |
| Pharmaceutical and Medicine Manufacturing (excludes biological product manufacturing) | C | C |
| Printing and Related Support Activities | P | P |
| Primary Metal Manufacturing | -- | C |
| Petroleum and Coal Products Manufacturing | -- | C |
| Plastics Product Manufacturing | -- | C |
| Rubber Product Manufacturing | -- | C |
| Textile Mills | -- | C |
| Textile Product Mills | -- | C |

| | | |
|---|---|---|
| Transportation Equipment Manufacturing | -- | P |
| Wood Product Manufacturing | -- | C |
| **WHOLESALE TRADE** | | |
| Merchant Wholesalers, Durable Goods - General (includes motor vehicles and parts, lumber and construction materials, metals and minerals other than petroleum, and machinery equipment and supplies) | -- | P |
| Merchant Wholesalers, Durable Goods - Limited (includes furniture and home furnishings, professional and commercial equipment and supplies, hardware, plumbing, and heating equipment and supplies) | P | P |
| Merchant Wholesalers, Nondurable Goods (excludes industrial gases, petroleum bulk stations and terminals, and fireworks and explosives merchant wholesalers) | -- | P |
| Wholesale Electronic Markets, Agents and Brokers (excludes automobile auctions) | P | -- |
| **HEALTH CARE AND SOCIAL ASSISTANCE** | | |
| Ambulatory Health Care Services | P | -- |
| Child Day Care Services (Commercial Facilities) | -- | -- |
| Child Day Care Services (Employer Provided Services) | -- | -- |
| Medical Office | P | -- |
| Vocational Rehabilitation Services | C | -- |
| **COMMERCIAL USES** | | |
| ***Information*** | | |
| Broadcasting | P | P |
| Data Processing, Health, and Related Services | P | P |
| Publishing Industries | P | P |
| Motion Picture and Sound Recording Facilities (excludes movie theaters) | P | P |
| Recording and sound studios | P | -- |
| Telecommunication Facilities | P | P |
| ***Eating and Drinking Places, and Food Services*** | | |
| Alcoholic beverage sales for consumption on the premises (includes all retailers on-sale licenses issued by the State of California Department of Alcoholic Beverage Control) | C | -- |
| Food Bank or Meal Delivery Services | C | C |
| Restaurant | | |
| • Without drive-thru | P | -- |
| • With drive-thru | C | -- |
| ***Motor Vehicle Mechanical and Electrical Repair and Maintenance*** | | |
| Servicing Facilities (limited to retail-oriented services, such as emissions testing, battery replacement and other similar retail activities that involve the limited use of pneumatic tools or equipment that creates noise impacts) | P | -- |

| | | |
|---|---|---|
| General Repair Facilities (includes general motor vehicle mechanical and electrical repair and maintenance of air conditioning, brakes, cooling, electric, exhaust, fuel, suspension system, engine, transmission, and drive train) | | |
| • General Repair Facilities - Automobile, Light Truck and Van Repair and Maintenance | C | C |
| • General Repair Facilities- Large Truck, Bus and Similarly Large Motor Vehicle Repair and Maintenance | -- | C |
| Automotive Body, Paint, Interior and Glass Repair | | |
| • Automobile, Light Truck and Van Body, Paint, and Interior Repair and Customization | C | C |
| • Minor Customization Work (limited to the "bolt-on" replacement or addition of parts only -- no body or paint work is allowed) | C | C |
| • Large Truck and Bus Body, Paint, and Interior Repair and Maintenance | -- | C |
| ***Personal Services*** | | |
| Couriers and Messengers | P | P |
| Commercial and Industrial Machinery and Equipment Repair and Maintenance (except automotive and electronic) | -- | P |
| Electronic and Precision Equipment Repair and Maintenance | P | P |
| Fitness and Recreational Sports Center | | |
| • Gross Floor Area less than 10,000 square feet | P | -- |
| • Gross Floor Area 10,000 square feet or more | C | -- |
| Industrial Laundry and Linen Supply | C | C |
| Personal and Household Goods Repair and Maintenance | P | P |
| Pet Boarding and Kennels | | |
| • Day only (e.g., Doggie Daycare) | C | -- |
| • Overnight Stays | C | -- |
| Postal Services | P | P |
| Passenger Car Rental and Leasing | C | -- |
| Truck, Utility Trailer, and Recreational Vehicle Rental and Leasing | C | P |
| ***Offices*** | | |
| Administrative and Support Services | P | -- |
| Finance and Insurance Offices | P | -- |
| Management of Companies and Enterprises | P | -- |
| Office Ancillary to a Primary Industrial Use (less than 10% of GFA) | P | P |
| Professional, Scientific, and Technical Services (e.g., accounting, tax preparation, architecture, bookkeeping, legal, engineering, consulting) | P | -- |
| Real Estate Offices | P | -- |
| ***Retail*** | | |
| Alcoholic beverage sales for consumption off the premises (includes all retailers off-sale licenses issued by the State of California Department of Alcoholic Beverage Control) | C | -- |

| | | |
|---|---|---|
| Auction Houses | C | -- |
| Automotive Parts and Accessories (including tires) | P | -- |
| Convenience stores (without alcoholic beverage sales) | P | -- |
| Gasoline Fueling Station with or without Convenience Store (without alcoholic beverage sales) | C | -- |
| Internet Fulfillment/Warehousing/Distribution (E-Commerce) | P | P |
| ***Industrial Retail Sales*** (retail sales of goods and/or products either manufactured, warehoused or wholesaled on-site) | | |
| • Maximum 15% of building floor area or 8,000 square feet, whichever is less | A | A |
| • Over 15% of building floor area or 8,000 square feet | C | C |
| Non-Store Retailers (includes electronic shopping and mail-order houses, vending machine operators, and other direct selling establishments excluding fuel/petroleum dealers) | P | P |
| **WAREHOUSING** | | |
| Warehousing and Storage (General and Other) | | |
| • Completely within enclosed building | P | P |
| • Outdoor Storage Accessory to an Allowed Use | A | A |
| • Outdoor Storage as the Primary Use | -- | C |
| Refrigerated Warehousing and Storage | P | P |
| **OTHER** | | |
| Religious Assembly | C | -- |
| Parking Facilities | P | -- |
| Vocational/Trade Schools | C | C |

Notes:
1. Excluding Commercial Crop Production of Marijuana
2. P=Permitted, C= Conditionally Permitted, A=Administratively Permitted, "—"=Prohibited
3. Refer to the Specific Plan EIR and Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) for additional development criteria and policies that may affect allowable land uses.

## 4.3 Conceptual Site Plan

The conceptual site plan for the South Ontario Logistics Center Specific Plan is presented in Figure 4.1. Under this conceptual plan, Planning Area 1 (Business Park Zoning District) is developed with five buildings totaling 464,820 square feet (SF) and Planning Area 2 (Industrial – General Zoning District) is developed with three buildings totaling 2,462,135 SF (Table 4.2). Cumulatively, the eight buildings depicted in the conceptual site plan provide 2,926,955 SF of development.

The conceptual site plan reflects current market trends, site conditions, and planned infrastructure. However, the conceptual site plan may be modified provided it does not exceed the maximum building area presented in Table 3.1 and complies with this Specific Plan and applicable provisions of the City of Ontario Development Code.

### Table 4.2 Conceptual Site Plan

| Planning Area | SP Zoning District | Site Acreage | Proposed Conceptual Building Square Footage |
|---|---|---|---|
| 1 | BP | 23 | 464,820 SF |
| 2 | IG | 107.34 | 2,462,135 SF |
| **TOTAL** | | **130.34** | **2,926,955 SF** |

## Conceptual Site Plan




South Ontario Logistics Center Specific Plan

**Figure 4.1**

## 4.4 Development Standards

Table 4.3 (Development Standards) provides a summary of the development standards applicable to the land uses, structures, and related improvements located within the Specific Plan area. Refer to the Ontario Development Code for any standard not addressed in Table 4.3.

**Table 4.3 Development Standards**

| Development Standard | Zoning District | |
|---|---|---|
| | BP | IG |
| Minimum Lot Area | 10,000 sq ft | 20,000 sq ft |
| Minimum Lot Dimensions | | |
| 1. Lot Width | 100 ft | 100 ft |
| 2. Lot Depth | 100 ft | 100 ft |
| Maximum Floor Area Ratio | 0.60 | 0.55 |
| Maximum Building Footprint [1] | 125,000 sq ft | N/A |
| Minimum Landscape Setback | | |
| 1. Grove Avenue | 20 ft | 20 ft |
| 2. Eucalyptus Avenue | 23 ft | N/A |
| 3. Merrill Avenue | N/A | 23 ft |
| 4. Bon View Avenue | 10 ft | 10 ft |
| 5. Interior Side | N/A | N/A |
| 6. Interior Rear | N/A | N/A |
| Minimum Building Setback [2] | | |
| 1. Grove Avenue | 20 ft | 20 ft |
| 2. Eucalyptus Avenue | 23 ft | N/A |
| 3. Merrill Avenue | N/A | 23 ft |
| 4. Campus Ave | 10ft | 10ft |
| 5. Bon View Avenue | 10 ft | 10 ft |
| 6. Interior Side | 10 ft | 10 ft |
| 7. Interior Rear | 10 ft | 10 ft |
| Minimum Parking Space and Drive Aisle Separations[3,4,7] | | |
| 1. Parking Space or Drive Aisle to Street Property Line | 20 ft | 10 ft |
| 2. Parking Space or Drive Aisle to Interior Property Line | 5 ft | 5 ft |
| 3. Parking Space to Buildings, Walls, and Fences | Areas adjacent to public entries and office areas: 10 ft<br>Areas adjacent to other building areas: 5 ft<br>Within screened loading and storage yard areas: 0 ft | |
| 4. Drive Aisles to Buildings, Walls, and Fences | 5ft | 5ft |
| 5. Drive Aisles within Screened Loading and Storage Yard Areas | 0 ft | 0 ft |

## Table 4.3 Development Standards

| Development Standard | Zoning District | |
|---|---|---|
| | BP | IG |
| Maximum Building Height [5,6] | 45 ft | 55 ft |
| Minimum Landscape Coverage | 15% | 10% |
| Walls, Fences, and Hedges | Per Ontario Development Code Division 6.02 (Walls, Fences, and Obstructions) and Section 5.5 (Buffering and Screening) of the Design Guidelines in Chapter 5. | |

Notes:

1. Maximum building footprint limit is applicable only to buildings that front onto a public right-of-way.
2. Setback areas shall be measured from the property line and shall be landscaped.
3. Within yard areas fully screened by a decorative wall, there shall be no minimum drive aisle or parking space setback required, unless adjacent to residentially zoned properties.
4. The minimum separation area between a building, wall, or fence and a parking space or drive aisle shall be fully landscaped. The separation area may include pedestrian walkways, as necessary; however, a minimum 5-foot wide planter area shall be maintained between a building wall and a pedestrian walkway. The minimum separation dimension shall not include any area devoted to vehicle overhang.
5. Architectural projections, mechanical equipment, and focal elements may be allowed to exceed the maximum height up to 25 percent above the prescribed height limit.
6. The maximum building height and floor area ratio may be restricted pursuant to the Ontario International Airport Land Use Compatibility Plan (ONT ALUCP) and The Chino Airport Land Use Compatibility Plan. Refer to the ALUCP for properties affected by airport safety zones for additional development criteria and policies that may affect allowable land uses.
7. The use of surrounding roads, drive aisles and truck parking lots to address the open land requirement for the Chino Airport Overlay zone is discussed in Chapter 2 (Section 2.2, Airport Influence Areas).

Table 4.4 (Off-Street Parking and Loading Design Standards) establishes the design standards for off-street parking in the Specific Plan area. Refer to the Ontario Development Code for any parking-related standard not addressed in Table 4.4.

## Table 4.4: Off-Street Parking and Loading Design Standards

| Development Standard | Requirement |
|---|---|
| Parking space dimensions | |
| 1. Standard parking | 9 feet wide by 18 feet long |
| 2. Tractor trailer parking | 12 feet wide by 45 feet long |
| 3. At grade loading space | 12 feet wide by 18 feet long |
| Minimum aisle width for 90-degree parking | 24 feet |
| Maximum gradient at parking space | 5 percent measured in any direction |
| Dock-high loading facilities | |

### Table 4.4: Off-Street Parking and Loading Design Standards

| Development Standard | Requirement |
|---|---|
| 1. Dock high door loading space | 12 feet wide by 45 feet long with 14-foot minimum vertical clearance measured from finished surface of loading dock. |
| 2. Truck maneuvering area | Meet the minimum practical turning radius of a 53-foot semi-trailer/tractor combination. |

Table 4.5 (Required Number of Parking and Loading Spaces) specifies the number of parking spaces that must be provided according to land use. For a use not specified in the table, refer to the Ontario Development Code, Table 6.03-1, Off-Street Parking Requirements.

### Table 4.5: Required Number of Parking and Loading Spaces

| Land Use | Number of Required Spaces |
|---|---|
| Multi-tenant business park | Per 1,000 square feet of gross floor area:<br>• 3 spaces<br>• Required parking for "general office" when exceeding 10% of gross floor area<br>• One tractor trailer parking space per 4 dock-high loading doors |
| General office when exceeding 10 percent of building gross floor area | 4 spaces per 1,000 square feet of gross floor area of office use |
| Industrial speculative building | Per 1,000 square feet of gross floor area:<br>• Up to 50,000 square feet: 1.85 spaces<br>• 50,001 – 100,000 square feet: 1 space<br>• 100,001 square feet and over: 0.5 space<br>• One tractor trailer parking space per 4 dock-high loading doors.<br>• Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building gross floor area. |
| Manufacturing | 1.85 spaces per 1,000 square feet of gross floor area<br>• plus one tractor trailer parking space per 4 dock-high loading doors.<br>• Plus required parking for "general business offices" and other associated uses, when those uses exceed 10 percent of the building floor area. |
| Restaurant (including outdoor seating area up to 25 percent of gross floor area) | • Under 2,000 square feet: 5 spaces per 1,000 square feet of gross floor area<br>• More than 2,000 square feet: 10 spaces per 1,000 square feet of gross floor area |
| Warehousing and distribution (including associated office use if less than 10 percent of building gross floor area) | • First 20,000 square feet: 1 space per 1,000 square feet of gross floor area<br>• Additional square feet: 0.5 space per 1,000 square feet of additional gross floor area |

| | |
|---|---|
| | • Plus one tractor trailer parking space per 4 dock-high loading doors<br>• Plus required parking for "general office" and other associated uses when exceeding 10 percent of the building gross floor area |

Sufficient off-street loading and unloading spaces shall be provided on each development site, and adequate provisions and space shall be made for maneuvering freight vehicles and handling freight. Loading activity, including turnaround and maneuvering, shall be made on site. Buildings, structures, and loading facilities shall be designed and placed on the site so that vehicles, whether rear loading or side loading, may be loaded or unloaded at any loading dock, door, or area without extending beyond the property line.

# 5.0 DESIGN GUIDELINES

This chapter identifies conceptual themes for site planning, architecture, and landscape design within the Specific Plan area. The guidelines are intended to ensure a cohesive and attractive development that meets the following objectives:

1. Demonstrates high-quality development that complements and integrates into the community and adds value to the city.
2. Creates a functional and sustainable development that ensures South Ontario Logistics Center is regionally competitive and appropriate within the Ontario Ranch community.
3. Illustrates the distinctive characteristics of its two zoning districts: Business Park (BP) District (Planning Area 1 and 3) and Industrial - General (IG) District (Planning Area 2, 4 and 5).
4. Establishes criteria for building design and materials, landscape design, and site design that provide guidance to developers, builders, architects, landscape architects, and other professionals preparing plans for construction.
5. Provides guidance to City staff and the Planning Commission in the review and evaluation of future development projects in the South Ontario Logistics Center Specific Plan area.
6. Incorporates construction and landscape design standards that promote energy and water conservation strategies.
7. Implements the goals and policies of The Ontario Plan and the intent of the Ontario Development Code.

## 5.1 Site Design

Site design within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) shall incorporate the following design features.

Key provisions include:

1. Provide a well-organized site plan that emphasizes pedestrian connectivity and attractive landscape areas for the public through the location and arrangement of buildings, circulation, and parking areas.
2. Orient buildings towards street frontages to create an inviting public perimeter.
3. Provide visible pedestrian access to buildings from the street, parking areas, and perimeter sidewalks through signage, prominent architectural features, and landscape design.
4. Employ enhanced paving, accent trees, and other landscape features that highlight major building entries.
5. Design drive aisles to minimize impact to pedestrians, provide adequate stacking space, and prevent queuing of vehicles onto public streets.

6. Locate visitor and short-term parking areas at the front and sides of buildings near primary building entrances.
7. Create small parking clusters through the design and placement of landscape areas, drive entrances, and/or buildings to avoid large, visually dominant parking lots.
8. Locate loading and storage areas away from streets when feasible, ensure adequate space for vehicle backing and maneuvering on-site, and provide adequate parking for loading vehicles so normal traffic flow is not impeded.
9. Screen parking areas and loading docks facing the street using landscape buffers planted with screen trees and drought-tolerant vegetation.
10. Orient and screen elements such as trash enclosures, loading bay doors, and service docks to minimize their visibility.
11. Locate service entrances to avoid conflict with front entries.
12. Place electrical rooms and transformers away from front entries and street views.

## 5.2 Architectural Design

The building design, materials, colors, and textures establish its theme and character. Architecture shall be compatible and complementary with other buildings within the Specific Plan area; however, design diversity is encouraged to provide visual interest. Although development within Planning Area 1 and 3 (BP District) and Planning Area 2, 4 and 5 (IG District) differ in building height and scale, similar design concepts apply as follows.

Key provisions include:

1. Ensure scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area.
2. Avoid blank walls by providing articulation on building elevations visible from the public right-of-way through elements such as cornices, parapets, expression lines, and changes in materials and/or colors.
3. Provide the greatest level of articulation on the front facades that are visible from the public rights-of-way and the main entrances.
4. Design entry features as a significant aspect of a building's overall composition through massing, detailing, architectural treatments, and/or special materials and colors.
5. Employ recessed or covered building entrances to provide shade and visual relief.
6. Design office buildings, business parks, and office areas of industrial or warehouse buildings with an emphasis on the use of windows, architectural details, and building articulation.
7. Integrate the design of industrial/warehouse office areas into the overall building composition so they create powerful architectural statements and not visually disjointed "add-ons".
8. Employ a minimum of four different colors, materials, and/or textures on each building.
9. Avoid terminating a change in material or color at a building edge; instead, select a logical termination point in relation to the architectural features or massing.
10. Paint exposed downspouts, service doors, and mechanical screens the same color as the adjacent wall.
11. Elevations to the front of buildings across Eucalyptus Ave shall be additionally enhanced due to residential land use designation across the street.


Planning Area 1 Architectural Design Examples






8891


Planning Area 2 Architectural Design Examples
6150
2
3





## 5.3 Landscape Design

Conceptual landscape plans encourage durable landscape materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits. The following guidelines ensure that intersection sight lines and pedestrian safety are preserved. Landscaping plans within the Specific Plan area shall comply with the City of Ontario "Landscape Development Guidelines", the "Standard Drawings" and "Traffic and Transportation Guidelines" for sight-distance.

Key provisions include:

1. Landscape and irrigate all areas of the site not covered by buildings, structures, paving, or impervious surfaces.
2. Design and grade projects to direct storm runoff from building roofs and paved areas into swaled landscape areas for retention/infiltration. Landscape areas may be used for storm water basins and swales at no greater than 50 percent of the available landscape area and may not obstruct the mature root zone of required tree locations.
3. Provide shade for expanses of paving, building walls, roofs, and windows with irrigated shade trees located in appropriate areas where space permits to reduce the impacts of heat gain.
4. Design parking lot landscaping to reduce associated heat buildup, improve aesthetics, and integrate with on-site landscape and adjacent streetscape.
5. Use landscaping to aid in the screening and buffering of mechanical equipment, trash collection areas, loading docks, and outside storage areas from public view.
6. Coordinate utilities with landscape plans by showing utilities on plans to ensure placement clear of required tree locations. Utilities such as backflow devices and transformers shall be screened using landscaping that provides at least 75 percent coverage. Backflow devices and transformers shall be located at least five feet from hardscape to ensure space for landscape screening.
7. Prepare landscape plans that meet the requirements of the Landscape Development Guidelines and provide for the efficient use of water. Plants shall be selected and planted based upon their adaptability to the climate and topographical conditions of the project site.
8. Select 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 local arid climate.
9. Incorporate water conservation features in landscape and irrigation plans.
10. Place a landscape planter island every ten parking spaces within parking lots. Planter islands shall be at least five feet in width exclusive of curbs and the same length as the abutting parking space. Planter islands shall include at least one tree, appropriate shrubs, and groundcover. Parking areas located behind screen walls shall not be subject to this provision.
11. Provide a minimum dimension of five feet exclusive of curbs for all landscape areas, except for vine pockets.

12. Space living plant materials less than or equal to the mature plant diameter. Non-living ornamental landscape materials may comprise a maximum of five percent of the landscape area requirements and shall be permeable.

## 5.3.1 Streetscapes

Streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community. The following streetscape designs are conceptual only; final grading, plantings, and tree locations shall be determined on a project-by-project basis.

### *5.3.1.1 Grove Avenue Streetscape*

Grove Avenue features a 28-foot wide landscaped median, 7-foot wide parkways, 5’ wide sidewalk, within a 40’ neighborhood edge and a 20-foot wide landscape setbacks. An 8’ multipurpose trail is located on the east side. (Figure 5.1). Tree species along Grove Avenue include *Platanus acerifolia* ‘Bloodgood’ in the parkway, alternating Cercis occidentalis and Platanus acerfolia ‘Bloodgood’ groups behind the sidewalk and Pinus eldarica and Cercis occientalis in the median.

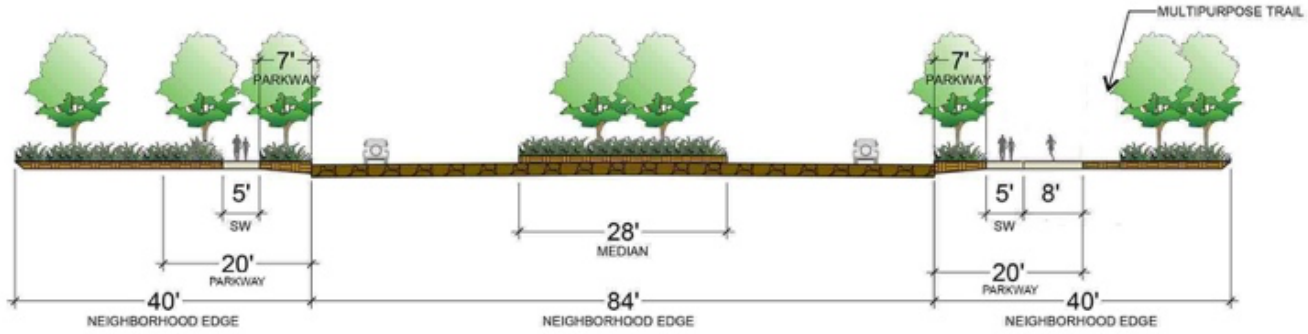



FIGURE 5.1: **GROVE AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.2 Eucalyptus Avenue Streetscape*

The typical Eucalyptus Avenue section will feature a 12-foot wide parkway and 23-foot wide landscape setback to create a 35-foot Neighborhood Edge. The parkway will include a 7-foot wide curb-adjacent landscape strip generally planted with trees and groundcover and a five-foot wide sidewalk. An eight-foot

wide multi-purpose trail is located on the north side. A five-foot wide on-street Class II bike lane is located on the south side. Tree species along Eucalyptus Avenue will include Pistache trees in the parkway and behind the sidewalk alternating with groups of Podocarpus gracilior trees. The Neighborhood Edge creates a buffer along the Specific Plan boundary as well as a visual statement (Figure 5.2).

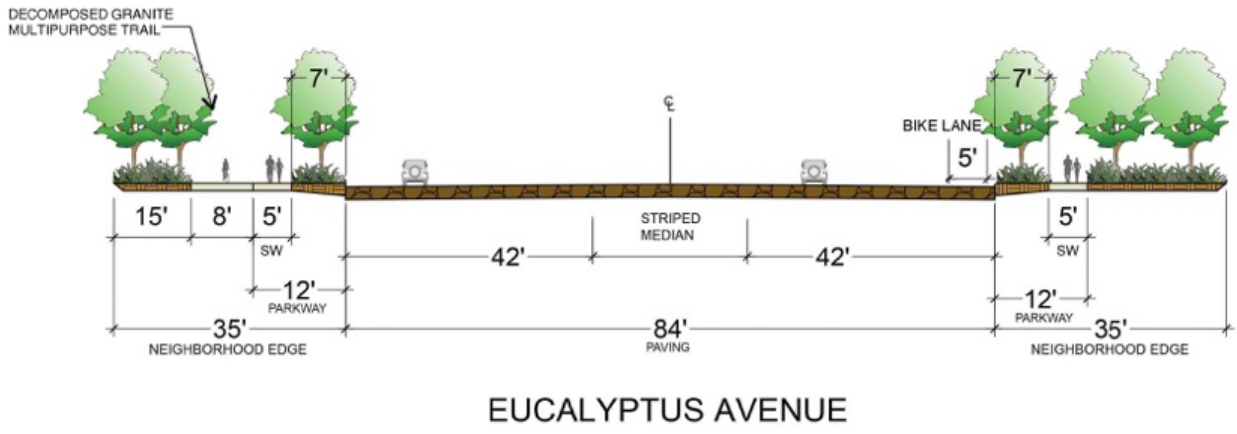



FIGURE 5.2: **EUCALYPTUS AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.3 Merrill Avenue Streetscape*

The typical Merrill Avenue section on the north side of the street will feature an eight-foot wide on-street Class II bike lane, 12-foot wide parkway, eight-foot wide multi-purpose trail and 23-foot wide landscape setback. The parkway will include a seven-foot wide curb-adjacent landscape strip and a five-foot wide sidewalk. Tree species along Merrill Avenue will include Quercus agrifolia in the parkway and behind the sidewalk alternating with Cercis canadensis 'Forest Pansy.' The parkway and landscape setback will combine to form the 35-foot Neighborhood Edge buffer

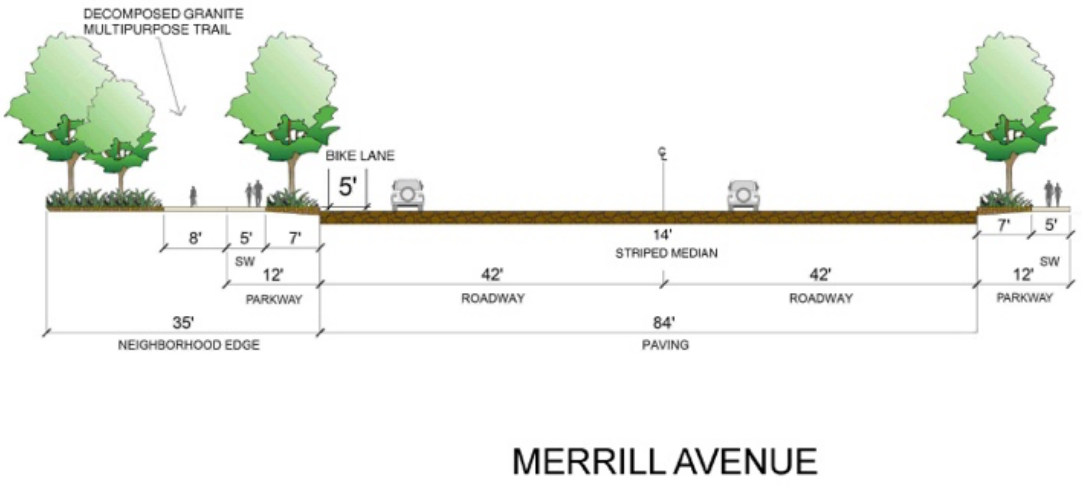



FIGURE 5.3: **MERRILL AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.4 **Bon View Avenue Streetscape***

The Bon View Avenue section features 9-foot wide parkways with an 4-foot wide curb-adjacent landscape strip planted with trees and groundcover and a five-foot wide sidewalk (Figure 5.4). Tree species along Bon View Avenue include Chinese Pistache and Coast Live Oak.

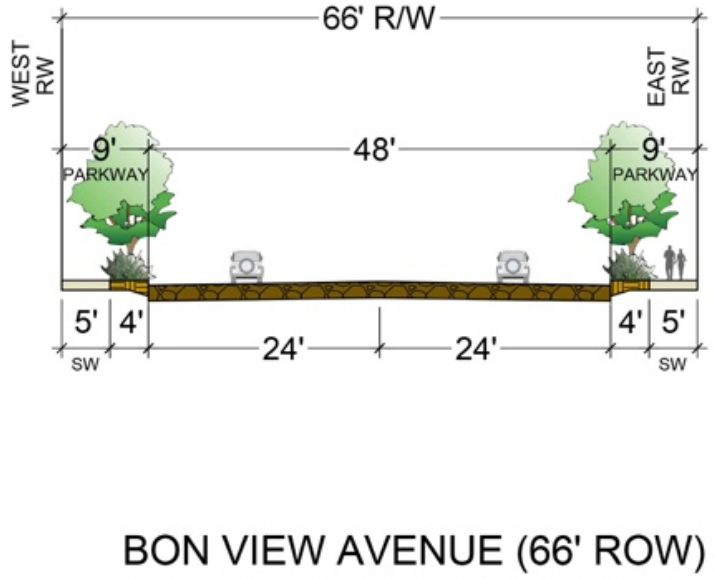



FIGURE 5.4: **BON VIEW AVENUE CONCEPTUAL STREETSCAPE**

### *5.3.1.5 Campus Avenue Streetscape*

The Campus Avenue section features a 15-foot wide landscape setback to create a 35-foot Neighborhood Edge (Figure 5.5). The east side of Campus Avenue includes a 12-foot parkway with a 5’ sidewalk and an 8’ multipurpose trail as part of the 35-foot Neighborhood Edge, while the western side includes a five-foot wide Class II on-street bike lane at the edge of the street. The Neighborhood Edges include a 7-foot wide curb-adjacent landscape strip that will be planted with trees and groundcover. Tree species along Campus Avenue include Drake Elm, Tulip Trees, and African Sumacs.

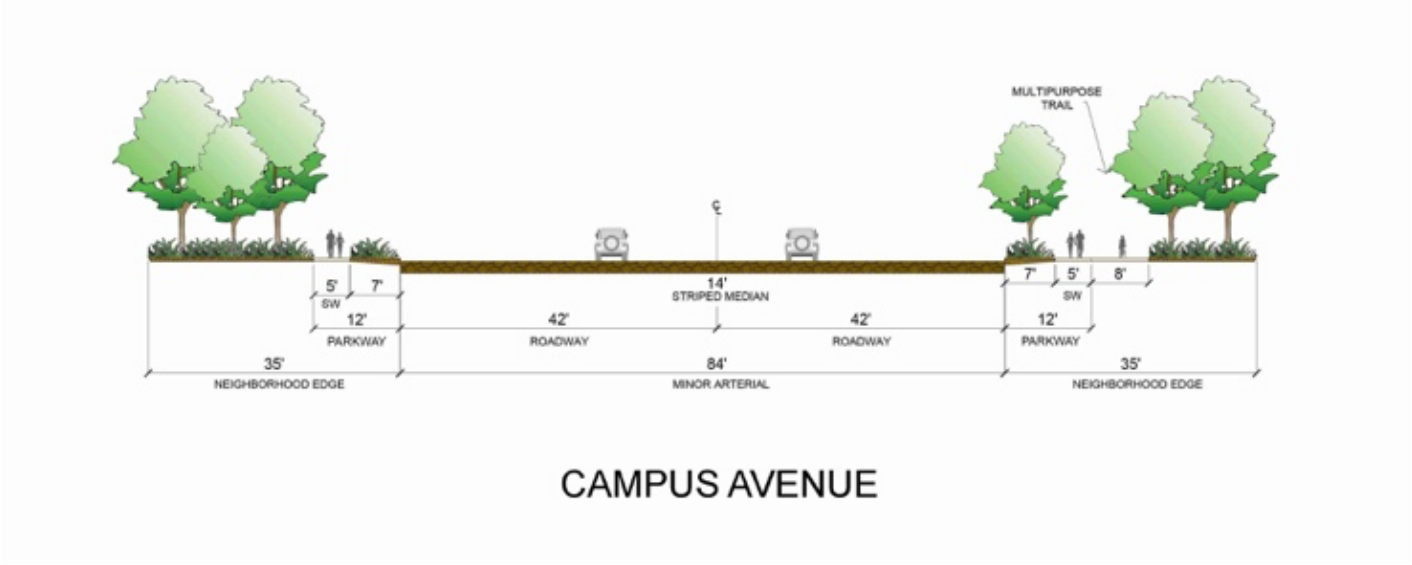



FIGURE 5.5: **CAMPUS AVENUE CONCEPTUAL STREETSCAPE**

### 5.3.2 Project Entries

The Specific Plan area includes multiple shared vehicular driveways accessible from Grove, Eucalyptus, Merrill, Campus and Bon View Avenues. Figure 5.6 presents a typical conceptual entry design featuring enhanced paving; a landscaped setback with flowering accent trees, canopy trees, and drought-tolerant landscaping; a multipurpose trail; sidewalk; and landscaped parkway with street trees.

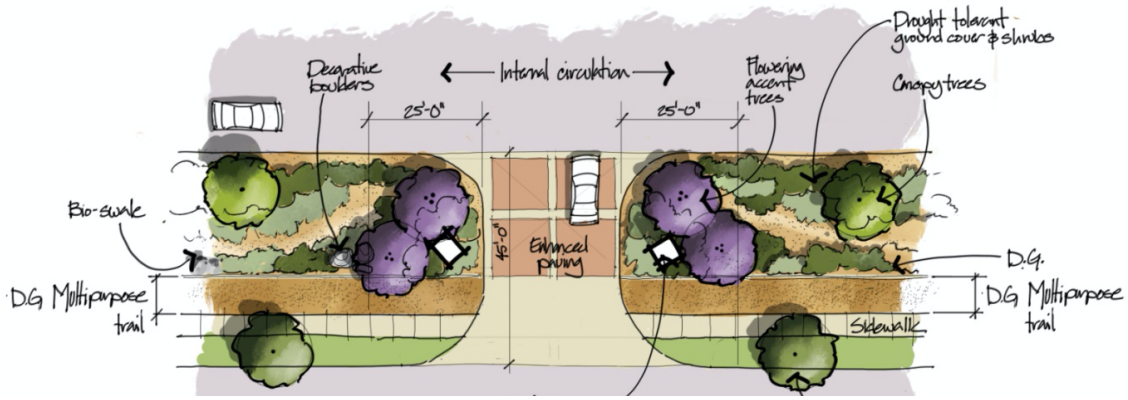



FIGURE 5.6: **CONCEPTUAL VEHICULAR ENTRY**

### 5.3.3 Plant Palette

The Plant Palette shown in Table 5.1 establishes a base palette for the Specific Plan area and includes a variety of groundcovers, shrubs, ornamental grasses, and evergreen and deciduous trees. The selection complements the design theme of the Specific Plan area and features water-efficient, drought-tolerant species native or adapted to the region. Similar plant materials may be substituted for the species listed in Table 5.1 if the alternative plants are appropriate to the climate and enhance the thematic setting.

**Table 5.1: Plant Palette**

| Botanical Name | Common Name | Use |
|---|---|---|
| *Chilopsis linearis* | Desert Willow | Tree |
| *Chitalpa tashkentensis* | Chitalpa | Tree |
| *Cinnamomum camphora* | Camphor Tree | Tree |
| *Cupressus sempervirens* | Italian Cypress | Tree |
| *Heteromeles arbutifolia* | Toyon | Tree |
| *Juniperus s.* 'Skyrocket' | Skyrocket Juniper | Tree |
| *Koelreuteria bipinnata* | Chinese Flame Tree | Tree |
| *Lagerstroemia i.* 'Muskogee' | Crape Myrtle | Tree |

## Table 5.1: Plant Palette

| Botanical Name | Common Name | Use |
|---|---|---|
| *Magnolia g.* 'Samuel Sommer' | Magnolia | Tree |
| *Magnolia g.* 'Little Gem' | Magnolia | Tree |
| *Olea europaea* | Olive | Tree |
| *Pinus canariensis* | Canary Island Pine | Tree |
| *Pinus eldarica* | Afghan Pine | Tree |
| *Pistacia chinensis* | Chinese Pistache | Tree |
| *Platanus acerifolia* | London Plane | Tree |
| *Platanus racemosa* | California Sycamore | Tree |
| *Quercus agrifolia* | Coast Live Oak | Tree |
| *Schinus molle* | California Pepper | Tree |
| *Tristania conferta* | Brisbane Box | Tree |
| *Washingtonia filifera* | California Fan Palm | Tree |
| *Phoenix dactylifera* | Date Palm | Tree |
| *Acca sellowiana* | Pineapple Guava | Shrub |
| *Buxus j.* 'Green Beauty' | Japanese Boxwood | Hedge |
| *Callistemon* 'Little John' | Dwarf Bottle Brush | Shrub |
| *Carissa macrocarpa* 'Tuttle' | Natal Plum | Shrub |
| *Cistus* 'Sunset Pink' | Sunset Pink Rockrose | Shrub |
| *Dianella* 'Little Rev' | Dwarf Dianella | Shrub |
| *Dianella tasmanica* | Dianella | Shrub |
| *Dodonaea viscosa* 'Purpurea' | Hopseed Bush | Shrub |
| *Eleagnus pungens* | Silverberry | Shrub |
| *Leucophyllum f.* 'Green Cloud' | Texas Ranger | Shrub |
| *Ligustrum j. texanum* | Texas Privet | Shrub |
| *Pittosporum tobira* 'Variegata' | Variegated Mock Orange | Hedge |
| *Pittosporum t.* 'Wheeleri' | Wheeler's Dwarf | Shrub |
| *Rhaphiolepis i.* 'Clara' | Indian Hawthorn | Hedge |
| *Rhaphiolepis i.* 'Springtime' | Indian Hawthorn | Hedge |
| *Rhamnus californica* | Coffeeberry | Shrub |
| *Rhamnus c.* 'Mound San Bruno' | Dwarf Coffeeberry | Shrub |
| *Rosmarinus o.* 'Tuscan Blue' | Rosemary | Shrub |
| *Salvia c.* 'Allen Chickering' | Allen Chickering Sage | Shrub |
| *Salvia greggii* | Autumn Sage | Shrub |
| *Salvia leucantha* | Mexican Sage | Shrub |
| *Westringia fruticosa* | Coast Rosemary | Shrub |
| *Xylosma congestum* | Shiny Xylosma | Hedge |
| *Agave* 'Blue Flame' | Blue Flame Agave | Accent |
| *Aloe maculata* | Soap Aloe | Accent |
| *Aloe petricola* | Stone Aloe | Accent |
| *Aloe polyphylla* | Spiral Aloe | Accent |
| *Aloe striata* | Coral Aloe | Accent |
| *Echeveria* 'Ruffles' | Ruffles Echeveria | Accent |
| *Hesperaloe parviflora* | Red Yucca | Accent |
| *Acacia redolens* 'Low Boy' | Dwarf Acacia | Groundcover |

### Table 5.1: Plant Palette

| Botanical Name | Common Name | Use |
|---|---|---|
| *Baccharis p.* 'Pigeon Point' | Dwarf Coyote Bush | Groundcover |
| *Baccharis p.* 'Centennial' | Coyote Bush | Groundcover |
| *Carex pansa* | California Meadow Sedge | Grass |
| *Carex tumulicola* | Foothill Sedge | Grass |
| *Festuca mairei* | Altas Fescue | Grass |
| *Festuca o.* 'Glauca' | Blue Fescue | Grass |
| *Lonicera j.* 'Halliana' | Hall's Honeysuckle | Groundcover |
| *Muhlenbergia capillaris* | Pink Muhly | Grass |
| *Myoporum parvifolium* | Myoporum | Groundcover |
| *Rosa* 'Flower Carpet' - Red | Red Flower Carpet Rose | Groundcover |
| *Rosmarinus o.* 'Huntington Carpet' | Prostrate Rosemary | Groundcover |
| *Salvia* 'Bee's Bliss' | Bee's Bliss Sage | Groundcover |
| *Senecio mandraliscae* | Blue Fingers | Groundcover |
| *Sesleria autumnali* | Moor Grass | Grass |
| *Trachelopspermum jasminiode* | Star Jasmine | Groundcover |
| *Distictus buccinatoria* | Blood-Red Trumpet Vine | Vine |

## 5.4 Walls and Fences

Walls and fences are important design features intended to both complement building and landscape architecture and provide functional elements. Any proposed entry gates shall be reviewed by the City of Ontario Traffic and Transportation Division prior to installation, and shall be permitted only if approved.

Key provisions include:

1. Provide attractive, durable, and complementary wall and fencing materials consistent with the building design.
2. Offset and architecturally treat long expanses of wall surfaces every 100 feet with material changes, pilasters and posts, staggered walls, or landscape treatments to prevent visual monotony.
3. Soften the appearance of fencing with plants that reach the height of the wall or fence at maturity.
4. Construct sliding gates visible from a public street with tubular steel, vertical steel pickets, or high-density perforated metal screening painted to match or complement adjacent walls. Interior gates not visible to public view may be galvanized steel or chain link.
5. Prohibit chain link fencing visible from public street rights of way.

## 5.5 Buffering and Screening

To alleviate the unsightly appearance of loading and service areas, buffering and screening design features shall be used to enhance the overall development. Entry gates shall be reviewed and approved by the City of Ontario Traffic and Transportation Division prior to installation.

### 5.5.1 Parking Lots








1. Buffer parking lots adjacent to and visible from public streets using a combination of architectural wing walls, buildings, decorative screen walls, evergreen hedges, and landscape buffers.
2. Use plants for screening that are a minimum of three feet tall at the time of installation.

### 5.5.2 Loading and Service Areas (Truck Courts)

1. Screen loading docks and truck parking areas visible from Grove Avenue, Eucalyptus Avenue, Merrill Avenue and Bon View Avenue and Campus Avenue. Screening may include portions of buildings, landscaping, evergreen hedges, and/or decorative walls.
2. Incorporate gated/screened entrances to loading areas into the overall architectural design of the development.
3. Design walls and fencing to be a minimum of eight feet high and a maximum of 14 feet high, as measured from finished grade, to screen truck courts and hide views of the top of loading bays or trailers.
4. Utilize buildings, architectural wing walls, and/or landscaping to screen service areas.
5. Screen ground- and roof-mounted mechanical equipment from public view. Ground-mounted equipment shall be screened with decorative walls or landscaping. Building architecture shall be designed to screen roof-mounted equipment.
6. Ensure refuse containers are easily accessible by service vehicles yet screened from public view within the building's façade or within a walled enclosure.
7. Obtain a use permit for outdoor storage, which shall be limited to predefined areas. Storage areas shall be screened from public view by decorative walls or landscaping with a minimum height of eight feet and a maximum height of 14 feet. The height of outdoor storage shall not-exceed the height of screening.



*Loading and Service Area Example*

## 5.6 Lighting

Site lighting provides illumination for operations, safety, security, and ambiance in parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features.

Key provisions include:

1. Choose lighting fixtures that complement the building architecture and promote consistency throughout the Planning Areas.
2. Install ground- or low-mounted fixtures to provide safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features.
3. Allow building-mounted accent lighting for general illumination provided there is no light spill or distraction onto roadways or adjacent properties. Plain shoebox or unshielded wall packs are not permitted.
4. Direct exterior lighting fixtures downward to avoid unnecessary light spill and glare.
5. Limit pole-mounted, building-mounted, or tree-mounted lighting fixtures to no more than 30 feet high to minimize light spill and glare.
6. Shield and direct pole-mounted lights away from public streets.
7. Ensure exterior lighting is consistent with the Chino Airport Land Use Compatibility Plan.
8. Design parking lot lighting plans to avoid placing fixtures in required tree locations.

## 5.7 Signage

Approval of a comprehensive sign program shall be required for development within the Specific Plan area. A sign program facilitates integration of signs with the overall site and building design to create a unified visual statement and provide for flexible application of sign regulations in the design and display of multiple signs.

Key provisions include:

1. Install entry monument signage to identify the South Ontario Logistics Center. Entry monuments shall be designed in accordance with City of Ontario Traffic and Transportation Guidelines for monument placement.
2. Employ signage to identify a center and tenants within a center, direct vehicular traffic, and provide on-site way-finding for pedestrians.
3. Employ signage within industrial sites to give direction to loading and receiving, visitor parking, and other special uses.
4. Provide a unifying sign theme in developments with multiple users.
5. Coordinate signage with the building design, materials, colors, size, and placement.
6. Design signage with backlit or internally illuminated individual channel letters. Can-type box signs with translucent backlit panels are discouraged.
7. Avoid covering significant architectural elements with signage.
8. Position flush-mounted signs with respect to architectural features and align with signs on other buildings to maintain a pattern.
9. Place street address signs perpendicular to approaching vehicular traffic.
10. Ensure signage located within a landscape planter is not blocked or damaged by plant materials.
11. Conserve energy by utilizing an automatic illumination shut-off mechanism when businesses are closed.
12. Construct signs from high-quality materials and avoid exposed wiring, ballasts, conduits, fasteners, raceways, or similar hardware.













*Signage Examples*

## 5.8 Sustainable Design Strategies

South Ontario Logistics Center is committed to sustainable design strategies that integrate principles of environmental stewardship into the design and construction process. Appropriate strategies shall be determined for each project within the Specific Plan area.

### 5.8.1 Sustainable Construction & Technology Concepts

1. Design and construct energy-efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.
2. Employ passive design including skylights, building orientation, landscaping, and strategic colors to improve building energy performance.
3. Reduce the heat island effect by providing shade structures and trees that produce large canopies. In addition, choose roof and paving materials that possess a high level of solar reflectivity.
4. Use recycled and other environmentally-friendly building materials wherever possible.
5. Incorporate skylights into at least two percent of warehouse/distribution building roof area to provide natural light and reduce electric lighting demand.
6. Use energy-efficient LED (or similar) products.
7. Provide interior or exterior bicycle storage consistent with the California Green Building Standards Code.
8. Use drought-tolerant landscaping with drip irrigation and include plantings such as trees, shrubs, groundcovers and/or vines. Optional amenities include benches, trellises, thematic fencing, and decorative walkways.
9. Employ high-performance dual-pane window glazing in office storefronts.

### 5.8.2 Water Quality

1. Design landscape areas with retention/infiltration swales and basins, or employ bio-treatment when infiltration is infeasible, as required by the San Bernardino County MS4 Permit and Water Quality Management Plan.
2. Select native and drought-tolerant plants to reduce water demand.
3. Integrate permeable pavement and perforated curbs throughout the project area as feasible to allow stormwater to enter planter areas, assist with filtration, and control runoff.
4. Use captured runoff to augment irrigation systems whenever possible.
5. Employ irrigation systems that respond to changing weather conditions, irrigate by hydro zone, and use micro-irrigation techniques.

6. Use recycled water to irrigate landscape areas and for other appropriate uses. The use of recycled water for certain purposes is required by the City of Ontario Recycled Water Master Plan.



*Sustainable Design Examples*



# 6.0 IMPLEMENTATION

This chapter summarizes the development process for implementation of the South Ontario Logistics Center Specific Plan and provides for the orderly development of the Specific Plan area.

## 6.1 Applicability

The provisions, standards, and guidelines contained within this Specific Plan provide the regulations for land use and development within South Ontario Logistics Center. The Specific Plan supersedes the development standards and regulations of the Ontario Development Code unless stated otherwise in this document. Whenever the provisions and development standards of the Specific Plan conflict with those of the Ontario Development Code, the Specific Plan shall take precedence. Where the Specific Plan is silent, the Ontario Development Code shall apply.

### Definition of Terms

The terms used within the Specific Plan shall mean the same as defined in the Ontario Development Code, unless otherwise noted.

## 6.2 Severability

The Specific Plan serves as the implementation tool for the City's Policy Plan (General Plan). In the event that any provision of this Specific Plan or its application to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate, distinct and independent, and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof, which can be implemented without the invalid provision or application.

## 6.3 Interpretation

If an issue, condition, or situation occurs that is not sufficiently covered or provided for in this Specific Plan, those that are applicable for the most similar issue, condition, or situation shall be used. Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan shall be resolved by the City of Ontario Planning Director in a manner consistent with the goals, policies, objectives, and intent established in the Specific Plan.

## 6.4 Consistency with Other Plans and Regulations

This sub-section discusses consistency of the Specific Plan with The Ontario Plan, Airport Land Use Compatibility Plans, the California Building Code, and CEQA.

### 6.4.1 Consistency with The Ontario Plan

No land use, activity, or facility shall be permitted that is inconsistent with the objectives, policies, general land uses, and programs of The Ontario Plan, as amended.

The South Ontario Logistics Center entitlement applications include a General Plan Amendment to change the site's land use designations from Low Medium Density Residential to Business Park and Industrial - General to be consistent with this Specific Plan.

### 6.4.2 Consistency with Airport Land Use Compatibility Plans

Projects located within the Specific Plan area are subject to the restrictions and provisions of the Airport Land Use Compatibility Plans prepared for Ontario International Airport and Chino Airport.

### 6.4.3 Consistency with California Building Code

Projects located within the Specific Plan area must comply with the State of California Building Code as adopted and implemented by the City of Ontario.

### 6.4.4 Consistency with CEQA

The City of Ontario is defined as the lead agency under the California Environmental Quality Act (CEQA) based upon its authority to approve this Specific Plan. Concurrent with approval of this Specific Plan, the City Council will be required to certify the associated Environmental Impact Report (EIR), including a Mitigation Monitoring and Reporting Program to ensure that all approved EIR mitigation measures are implemented. The Planning Director shall be responsible for confirming that mitigation measures have been implemented through each project's approved plans.

## 6.5 Specific Plan Revisions

It is recognized that modifications to the text or exhibits of this Specific Plan may be warranted in the future to accommodate unforeseen conditions or events. Revisions shall be processed in a manner prescribed by the City of Ontario Planning Department pursuant to the provisions in this section.

### 6.5.1 Minor Modifications to the Specific Plan

Minor modifications to the Specific Plan shall be processed administratively without the submission of a formal Specific Plan Amendment application and shall not require a public hearing or review by the Planning Commission. The Planning Director shall have the authority to review and make a determination of approval, approval with conditions, or denial of a request for minor modification to the Specific Plan. The Planning Director may, at his/her discretion, refer any such request to the Planning Commission or City Council.

Minor modifications are defined as:

1. Expansions or reductions to a Planning Area boundary or acreage, provided that the total acreage within each affected Planning Area is not modified by more than 20 percent.
2. An increase in maximum building area for single- and multi-tenant buildings of up to 20 percent, provided that the maximum square footage for the Planning Area established by this Specific Plan is not exceeded.
3. A modification of up to 20 percent of a project's required minimum lot area, minimum lot dimensions, or setbacks if compatible with the surrounding land uses and consistent with the overall design character of the South Ontario Logistics Center.
4. Additions, deletions, or modifications to Table 4.1, Allowable Uses, which lists the permitted and conditionally permitted uses in the Specific Plan area, provided the Planning Director determines the changes to be consistent with the objectives and intent of the Specific Plan.
5. Minor modification of conceptual design criteria for architectural features and materials, landscape treatments, lighting, signage, and sustainable design strategies.
6. Revisions to roadway alignment when the change results in centerline shift of less than 250 feet.
7. Revisions to infrastructure facility sizing and precise location for dry utilities, water, sewer, and storm drainage improvements subject to approval of the City Engineer.
8. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
9. Revisions to exhibits in the Specific Plan that do not substantially change its intent or character.
10. Modifications of a similar nature to those listed above, which are deemed minor by the Planning Director and conform to the purpose and intent of this Specific Plan and The Ontario Plan.

### 6.5.2 Specific Plan Amendments

Proposed changes to this Specific Plan that do not meet the criteria for a Minor Modification shall be subject to a formal Specific Plan Amendment application process pursuant to Section 4.01.035 of the Ontario Development Code and California Government Code Section 65450, et seq.

If the proposed amendment requires supplemental environmental analysis pursuant to CEQA, the applicant shall adhere to the City's adopted procedures and CEQA Guidelines.

## 6.6 Subdivision Maps

Development within the Specific Plan area may require the processing of tentative and final tract or parcel maps and/or lot line adjustments or mergers. Subdivision maps and lot changes shall be reviewed and approved pursuant to Section 4.02.085 of the Ontario Development Code and other applicable City codes

and regulations, California Government Code Section 66410 et seq. (Subdivision Map Act), as well as the provisions of this Specific Plan.

## 6.7 Development and Land Use Review Procedures

Review procedures for development and land use within the Specific Plan area shall be as provided in this Specific Plan and in accordance with the Ontario Development Code.

### 6.7.1 Development Plan Review

Development proposed within the Specific Plan area shall be subject to Development Plan review pursuant to Section 4.02.025 of the Ontario Development Code. The review is intended to ensure compliance with the provisions of this Specific Plan, protect the integrity and character of the physical composition of the City, and encourage high quality development.

### 6.7.2 Conditional Use Permit

A Conditional Use Permit shall be required for uses deemed "conditionally permitted" in Table 4.1 (Allowable Uses). Applications for a Conditional Use Permit shall be processed pursuant to Section 4.02.015 of the Ontario Development Code.

### 6.7.3 Administrative Use Permit

An Administrative Use Permit shall be required for uses deemed "administratively permitted" in Table 4.1 (Allowable Uses). Applications for an Administrative Use Permit shall be processed pursuant to Section 4.03.015 of the Ontario Development Code.

### 6.7.4 Appeals

Appeals of decisions of the Development Advisory Board, Zoning Administrator, Planning Director, or the Planning Commission regarding implementation of this Specific Plan may be made by the applicant or other aggrieved party pursuant to Division 2.04 of the Ontario Development Code.

## 6.8 Development Agreement

Approval of a statutory development agreement authorized pursuant to California Government Code Section 65864 et seq. shall be required by this Specific Plan. The Development Agreement shall include, but not be limited to, methods for financing, acquisition, and construction of necessary infrastructure. The Development Agreement shall be fully executed prior to recordation of the first Final Map.

## 6.9 Specific Plan Phasing

Implementation of this Specific Plan is anticipated to occur in two phases, as discussed in Chapter 3.10, Phasing Plan:

**Phase 1:** Phase 1 consists of the construction of Buildings 1 through 8 as numbered in the Conceptual Site Plan. This phase may be developed in several sub-phases in response to market demands and according to the logical and orderly completion of infrastructure improvements.

**Phase 2:** Phase 2 consists of the development of PAs 3, 4, & 5.

These phases may be developed as sub-phases and may occur either sequentially or concurrently with one another.

All the Specific Plan required infrastructure can be found in Section 3.3 (Figure 3.7 and 3.7a) for Potable Water, Section 3.4 (Figure 3.9) for Recycled Water, Section 3.5 (Figure 3.11) for the Sewer Plan, Section 3.7 (Figure 3.13) for the Fiber Optic Plan, and Section 3.8 (Figure 3.14) for the Storm Drain Plan. Phasing will be determined per separate Development Agreement.

### 6.9.1 Phasing Objectives

Development phasing shall meet the following objectives:

1. The orderly build-out of the project based upon market and economic conditions;
2. The provision of adequate parking, infrastructure, and public facilities concurrent with the development of each phase; and
3. The protection of the public health, safety, and welfare.

### 6.9.2 Findings for Modification of the Phasing Plan

The Planning Director shall have the authority to approve modification of the Phasing Plan, subject to the following findings:

1. The modification is consistent with the Policy Plan (General Plan);
2. The modification will not adversely affect the implementation of the Specific Plan;
3. The modification will not be detrimental to public health, safety, and general welfare; and
4. The modification will not delay the construction of infrastructure improvements necessary to serve the development.

## 6.10 Financing of Public Improvements

The financing of the construction, operation, and maintenance of public infrastructure improvements, facilities, and services within the Specific Plan area shall be provided through a combination of mechanisms. Final determination of the scope of improvements, maintenance responsibilities, and funding sources shall be specified in the approved Development Agreement, executed prior to recordation of the first Final Map.

Financing options may include, but are not limited to, the following:

1. Private capital investment by the project developer, the property owner(s), or a Property Owners Association.
2. Private capital investment by a consortium of property owners and/or developers of the project and/or surrounding area.
3. Community Facilities District (CFD) established pursuant to the Mello-Roos Community Facilities District Act of 1982, or other special district, to provide funding for the construction of public facilities or the provision of public services. City Council approval shall be a prerequisite for use of special district financing mechanisms.
4. Development Impact Fee (DIF) credits to be applied for infrastructure completed by the project developer.
5. Enhanced Infrastructure Financing District to fund infrastructure development through tax increment financing pursuant to Senate Bill 628.
6. Community Revitalization and Investment Authorities (CRIA) to fund infrastructure development through tax increment financing pursuant to Assembly Bill 2.

## 6.11 Maintenance Plan

Final determination of maintenance responsibilities for the public and private improvements constructed in association with this Specific Plan shall be specified in the approved Development Agreement, which shall be executed prior to recordation of the first Final Map. However, it is anticipated that maintenance shall be generally shared by three entities as described below and outlined in Table 6.1, Maintenance Responsibilities.

### 6.11.1 City of Ontario, Community Facilities District & Other Special District

The establishment of a community facilities district, landscape and lighting district, or other special district to fund the maintenance of public facilities shall be at the City's discretion. It is anticipated that public maintenance shall include the following:

1. Right-of-way for public streets within the Specific Plan area (Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue) shall be dedicated to the City of Ontario per

the provisions of this Specific Plan (Chapter 3, Development Plan) and as approved by the City Engineer.

2. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City.
3. The City shall maintain off-site infrastructure improvements, including water, sewer, and storm drainage facilities.
4. The City shall maintain NPDES facilities located within the curb-to-curb area of public streets. Operation and maintenance requirements for NPDES stormwater runoff source control and treatment control Best Management Practices shall be identified in the approved Water Quality Management Plan for the project.

### 6.11.2 Property Owners Association

A Property Owners Association (POA) may be established for the maintenance of common areas, including such improvements as on-site landscape areas and parking and drive aisles within South Ontario Logistics Center. It is anticipated that improvements maintained by the POA would include the following:

1. Driveways;
2. On-site open spaces, landscape areas, common areas, parking lots, and walkways;
3. Landscaping within setback/landscape buffer areas along Campus Avenue;
4. NPDES facilities within landscape setbacks and on-site common areas;
5. Property identification signage and architectural elements located within the landscape buffer;
6. Fencing and walls, including graffiti removal; and
7. Water, sewer, recycled water facilities and storm drainage facilities located on-site and constructed by the developer are considered privately owned and to be maintained by the property owners or the Property Owner Associations. The Property Owners Association(s) shall maintain permanent on-site water quality basins, trenches, swales and biotreatment filters required by the San Bernardino County MS4 Permit and Water Quality Management Plan.

**Table 6.1: Maintenance Responsibilities**

| Area of Responsibility | City or Special District | Property Owners or POA | Utility |
|---|---|---|---|
| **Master Planned Roadways: Grove Avenue, Eucalyptus Avenue, Merrill Avenue, Campus Ave and Bon View Avenue** | | | |
| Curb-to-curb improvements | ☐ | | |
| Bon View- landscaping within the public right-of-way (parkways) | | ☐ | |

**Table 6.1: Maintenance Responsibilities**

| Area of Responsibility | City or Special District | Property Owners or POA | Utility |
|---|---|---|---|
| Behind the curb improvements - landscaping within the public right-of-way (parkways) and sidewalks and neighborhood edge | ☐ | | |
| **Other Improvements** | | | |
| Traffic Signals and Traffic Control Signs on public streets | ☐ | | |
| Street lights in the public right-of-way | ☐ | | |
| Drive aisles | | ☐ | |
| On-site parking areas | | ☐ | |
| Common open space | | ☐ | |
| Landscaping within setback/landscape buffer areas | | ☐ | |
| Monument signage | | ☐ | |
| Walls and fences | | ☐ | |
| Stormwater drainage/water quality control facilities within the curb-to-curb area of public streets and Merrill and Bon View public storm drain proposed behind the curb | ☐ | | |
| Stormwater drainage/water quality control facilities behind the curb | | ☐ | |
| Water, recycled water, and sewer infrastructure in the public right-of-way | ☐ | | |
| Dry utilities: electricity, natural gas, communication systems | | | ☐ |
| City of Ontario Fiber Optic Conduit (in Ontario Ranch Streets) | ☐ | | |

## 6.12 Additional Entitlement Requirements

Currently, there are no existing City utilities, nor any improvement plans for City utilities in the vicinity of the Specific Plan area. Several miles of new infrastructure are required to provide City utility services to the Specific Plan area. In order to ensure orderly expansion of the City Utility Systems and other City infrastructure, the following additional entitlement requirements are imposed upon all subdivision maps and developments within the Specific Plan area.

### 6.12.1 Conceptual Design Report

Prior to approval of any entitlement applications (subdivision maps, Development Plan Reviews, etc.), a conceptual design report shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval of the extent of all public improvements required for the project. The study shall identify existing and future rights-of-ways (ROW) and infrastructure improvements and establish all vertical and horizontal alignments for each utility. The report shall include cross-sections, profiles, and any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW. The study shall account for all utility conflicts, right-of-way variations, existing obstructions, and the timing of utility installation. Utilities cannot be located along an alignment that conflicts with existing conditions (e.g. electrical poles, private property, etc.) unless the applicant accepts the responsibility of modifying the existing conditions (e.g. undergrounding, relocation, ROW acquisition, etc.).

### 6.12.2 Preliminary Design Report

As a condition of entitlement (subdivision map, Development Plan Review, etc.) within the Specific Plan area and prior to submittal of Infrastructure Improvements Plans, a Preliminary Design Report (PDR) for all public infrastructure shall be submitted and approved by the Development Agency Engineering Department and the Utilities Engineering Department. The PDR shall include the following:

Conceptual Design Compliance: A discussion modifying or confirming the conceptual design established in the project's Conceptual Design Report shall be included. The study shall confirm all rights-of-ways (ROW), infrastructure improvements, and vertical and horizontal alignments for each utility.

Street Cross Sections and Profiles: Street cross sections and profiles shall be provided for each public street, private street and Public Utility Easement (PUE) containing a public utility and at any points along the alignments where the ROW varies. The cross sections shall show the location and size of each utility and shall annotate the property/ROW lines, the type of finished surface material, the distance of each utility from centerline, the depth from finished surface to top of pipe, and the distance between utilities (outside wall to outside wall).

Constructability Review: The report shall include a discussion of the constructability issues along the proposed alignment and identify the recommended construction methods that may be utilized. The study shall perform field investigation (field survey and potholing) in order to identify potential utility conflicts, right-of-way variations, existing obstructions, and constructability issues created by the timing of utility installation.

Supporting Details: The PDR shall include any supporting details needed to demonstrate that utilities can be adequately accommodated in the public ROW, including the placement of large appurtenances, clearance from existing obstructions, etc.

30% Design Drawings: The PDR findings shall be incorporated into a 30% design plan set and included in the PDR.

Western Trunk Sewershed Scope: In order to qualify for Development Impact Fees (DIF) and to assure that the Western Trunk Sewer (WTS) is designed to serve its entire Sewer Master Plan Tributary Area, the PDR shall include the WTS and all the Master Plan Trunk Sewers connecting to the WTS. The PDR shall include: the WTS from the Kimball Interceptor to the Whispering Lakes Pump Station at Riverside Drive and Carpenter Avenue; the Euclid Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Bon View Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; the Grove Trunk Sewer from the WTS in Merrill Avenue to Chino Avenue; and the Walker Trunk Sewer from the WTS in Schaeffer Avenue to Chino Avenue.

Horizontal and Vertical Alignment Studies: Horizontal and vertical alignment studies shall demonstrate the entire sewershed and subsewersheds can be sewered.

Sewer Sizing Hydraulic Calculations: Sewer sizing hydraulic calculations shall demonstrate the proposed trunk sewer designs can accommodate the Master Plan Flows to meet the Master Plan Design Criteria.

### 6.12.3 Utilities Systems Map (USM)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Utilities Systems Map (USM) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The USM is a summary plan sheet exhibit that shows all the public offsite infrastructure requirements and demands for the Development Project (and/or Subdivision), the onsite private infrastructure improvements, and the interaction between the public and private utilities systems. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual Utilities Systems Map shall be updated into a Final Utilities Systems Map to reflect the changes that occur between entitlement and Final Plan and Permit Approval. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Utilities Systems Map (USM) Requirements for details.

### 6.12.4 Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP)

Prior to approval of any entitlement application (subdivision maps, Development Plan Reviews, etc.), as part of the entitlement application a Conceptual Integrated Waste Management Report (IWMR) and a Conceptual Solid Waste Handling Plan (SWHP) shall be prepared and submitted to the Development Agency Engineering Department and the Utilities Engineering Department for review and approval. The SWHP summary plan sheet exhibit that demonstrates the project site's design conformance with the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. The IWMR is a report that presents project specific information that is not able to be demonstrated within the Solid Waste Handling Plan, including discussions on: project solid waste operations; project compliance with all applicable laws, statues, policies, and requirements; and, conformance with all the Integrated Waste Department's requirements, including the requirements for Sizing of Storage, Location of Collection Areas, Accessibility for Collection Vehicles, and Collection of Sorted/Diverted Waste Types. As a Condition of Approval for the Development Project (and/or Subdivision), the Conceptual SWHP and the a Conceptual IWMR shall be updated into a Final SWHP and Final IWMR to reflect the changes that occur between entitlement and Final Plan and Permit Approval. The SWHP and IWMR may be required to be updated from whenever there are new occupants, new uses or changes to existing uses, Tenant Improvements, Business Licenses, and Certificates of Occupancy. Reference the Ontario Municipal Utilities Company Utilities Engineering Department's Integrated Waste Management Report (IWMR) and Solid Waste Handling Plan (SWHP) Requirements for details.

# 7.0 GENERAL PLAN CONSISTENCY

California Government Code (Title 7, Division 1, Chapter 3, Article 8, Section 65440-65457) permits the adoption and administration of Specific Plans as an implementation tool for elements contained within a jurisdiction's local General Plan. Approval of this Specific Plan is based on the finding that the regulations, guidelines, and programs contained within this Specific Plan are consistent with The Ontario Plan. The Ontario Plan establishes the direction and vision for the City of Ontario and provides a single comprehensive document to shape its future. The Ontario Plan provides for policies to accommodate change over its 30-year lifespan. The Ontario Plan consists of a six-part Component Framework: 1) Vision, 2) Governance Manual, 3) Policy Plan, 4) City Council Priorities, 5) Implementation, and 6) Tracking and Feedback. The following sections demonstrate the South Ontario Logistics Center Specific Plan implements the goals and policies of the City's Policy Plan (General Plan).

## 7.1 Land Use Element

**GOAL LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.**

Policy LU1-2 Sustainable Community Strategy

We integrate state, regional, and local Sustainable Community/Smart Growth principles into the development and entitlement process.

*The Specific Plan encourages the efficient use of energy resources in design, product selection, and operational techniques. The Design Guidelines in Chapter 5 address lighting, bicycle parking, sustainable landscaping, and sustainable design strategies. Landscape provisions require the use of drought-resistant vegetation and shade trees to conserve water and reduce heat islands. The sustainable design strategies include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. Protecting water quality, reducing runoff, and reducing water demand for landscaping are promoted in the Development Plan in Chapter 3 through the recycled water plan and storm drainage facilities source control and treatment practices.*

### Policy LU1-3 Adequate Capacity

We require adequate infrastructure and services for all development.

*The Specific Plan establishes a Phasing Plan that is coordinated with affected infrastructure providers and ensures that uses on the project site are adequately served. The Specific Plan requires infrastructure development to occur in a timely manner. Potable and recycled water, sewer, fiber optic communications, and storm drain infrastructure improvements that ultimately serve the Specific Plan area are addressed in Chapter 3, Development Plan. Infrastructure and services will be consistent with City of Ontario infrastructure master plans and the approved development agreement.*

## GOAL LU2: Compatibility between a wide-range of uses.

### Policy LU2-3 Hazardous Uses

We regulate the development of industrial and similar uses that use, store, produce or transport toxic substances, air emissions, other pollutants or hazardous materials.

*Uses within the Specific Plan are required to comply with federal, state, and local regulations pertaining to the use, storage, disposal, and transport of hazardous materials, toxic substances, and other pollutants.*

### Policy LU2-6 Infrastructure Compatibility

We require infrastructure to be aesthetically pleasing and in context with the community character.

*The Specific Plan design guidelines (Chapter 5) support high-quality development that complements the desired community character. Landscaped areas separate parking areas to keep parking lots from being the dominant visual element of the site. The Specific Plan also establishes landscape setback requirements (Chapter 4, Land Use and Development Standards) and conceptual streetscape design (Chapter 5, Design Guidelines) along all roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists and ensure a cohesive pattern of development.*

### Policy LU2-9 Methane Gas Sites

We require sensitive land uses and new uses on former dairy farms or other methane-producing sites to be designed to minimize health risks.

*The Specific Plan incorporates into its Implementation Plan (Chapter 6) requirements for development to comply with the mitigation measures identified in the project environmental impact report, including those for soil remediation and proper venting to address the potential existence of methane gases within the Specific Plan area.*

**GOAL LU5: Integrated airport systems and facilities that minimize negative impacts to the community and maximize economic benefits.**

### Policy LU5-7 ALUCP Consistency with Land Use Regulations

We comply with state law that requires policy plan/general plans, specific plans, and all new development be consistent with the policies and criteria set forth within an Airport Land Use Compatibility Plan for any public use airport.

*The Specific Plan area is within the Ontario International Airport Influence Area and the Chino Airport Influence Area. The Specific Plan discusses compliance with the ALUCP requirements for the Ontario Airport and the Chino Airport in Chapter 2, Section 2.2, Airport Influence Areas.*

## 7.2 Community Design Element

**GOAL CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.**

### Policy CD1-2 Growth Areas

We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

*The Specific Plan design guidelines (Chapter 5, Design Guidelines) and development standards (Chapter 4, Land Use and Development Standards) ensure high quality, cohesive, attractive, and appropriately-scaled development that complements and integrates into the Ontario Ranch community and adds value to the City.*

**GOAL CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional, and distinct.**

### Policy CD2-1 Quality Architecture

We encourage all developments to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section, and elevation through all aspects of the building and site design and appropriate for its setting;
- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

*The Specific Plan design guidelines (Chapter 5) ensure that: 1) scale, massing, fenestration, materials, and colors are consistent with the building's architectural style and compatible with the overall design in the Specific Plan area; 2) articulation is provided through elements such as cornices, parapets, expression lines, and changes in materials and/or colors; 3) use of a variety of colors, materials, and/or textures on each building is appropriate to the architectural features or massing.*

### Policy CD2-5 Streetscapes

We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identify through improvements to the public right-of-way such as sidewalks, street trees, parkways, curbs, street lighting, and street furniture.

*Chapter 3, Section 3.2, Street Plan, addresses connectivity, street improvements, pedestrian and bicycle plans, and transit. In Chapter 5, Section 5.3, Landscape Design, the Specific Plan identifies street improvements and streetscape including parkways, street trees, sidewalks, landscape buffers, and street lighting for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue within the Specific Plan area, which are consistent with the Circulation Element of The Ontario Plan. The Specific Plan streetscape design creates an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and visually integrates the development into the surrounding Ontario Ranch community.*

### Policy CD2-6 Connectivity

We promote development of local street patterns and pedestrian networks that create and unify neighborhoods, rather than divide them, and create cohesive and continuous corridors, rather than independent "islands".

*The Specific Plan creates an efficient street system by providing convenient connections with adjacent land uses in compliance with the vision of The Ontario Plan Circulation Element. The design of Specific Plan street sections (Chapter 3.2: Street Plan) and streetscape (Chapter 5.3, Landscape Design) provides road improvements including sidewalks, trails and bikeways to promote connectivity and supplement vehicular transportation.*

### Policy CD2-7 Sustainability

We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

*The Specific Plan is committed to sustainable design strategies that integrate principles of environmental stewardship into the design, construction, and operation process. The Specific Plan incorporates sustainability principles into its design guidelines (Chapter 5.8, Sustainable Design Strategies), such as drought tolerant landscaping, skylights in warehouse/distribution buildings to provide natural light and reduce lighting demand, high performance dual pane glazing in office storefronts, and LED products for energy efficient site lighting. Design strategies include the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption. The use of recycled water to irrigate landscape is required by the Specific Plan's Recycled Water Plan (Chapter 3.4), consistent with the City of Ontario Recycled Water Master Plan.*

### Policy CD2-9 Landscape Design

We encourage durable landscaping materials and designs that enhance the aesthetics of structure, create and define public and private spaces, and provide shade and environmental benefits.

*Consistent with the vision for Ontario Ranch as outlined in the Ontario Ranch Streetscape Master Plan, the Specific Plan (Chapter 5.3, Landscape Design) provides for landscaped setbacks and landscaped parkways adjacent to bike lanes and sidewalks, defining these public spaces. The landscaped setbacks and parkways include drought-tolerant plants featuring colorful shrubs and groundcovers, ornamental grasses and*

*succulents, evergreen and deciduous trees, and species native to Southern California or naturalized to the arid climate to promote durable plant materials. The plant selection complements the design theme of the Specific Plan area. Parking lot landscaping reduces associated heat buildup, improves aesthetics, and integrates into onsite landscape design and adjacent streetscapes. Swaled landscape areas retain/infiltrate stormwater run-off to improve water quality and promote groundwater recharge. Shade trees thoughtfully located near expanses of paving, building walls, roofs, and windows reduce the impacts of heat gain.*

### Policy CD2-11 Entry Statements

We encourage the inclusion of amenities, signage, and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

*The Specific Plan establishes design guidelines to ensure high-quality development and a sense of place. As discussed in Chapter 5.3, Landscape Design, Grove, Eucalyptus, Merrill and Bon View Avenues feature landscaped setbacks that provide attractive entries into the site. Entry monument signage is predominantly placed to identify the South Ontario Logistics Center.*

### Policy CD2-12 Site and Building Signage

We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structure.

*The Specific Plan (Chapter 5.7, Signage) requires approval of a comprehensive sign program to address parcel identification, building identification and directional signage within the Specific Plan area. A comprehensive sign program will integrate project signage with the overall design of the site and structures to create a unified visual statement. A comprehensive sign program provides flexible application of sign regulations to provide incentive and latitude in the design and display of multiple signs. Industrial uses on the site will also be appropriately signed to give direction to loading and receiving, visitor parking, and other special uses.*

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| **GOAL CD3:** | **Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing, and safe during all hours.** |

### Policy CD3-1 Design

We require that pedestrian, vehicular, bicycle, and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.

*The Specific Plan (Chapter 3.2, Street Plan) coordinates street, sidewalk, trail, and bikeway designs to serve onsite land uses and extend access to the surrounding area in compliance with The Ontario Plan Mobility Element. The Specific Plan specifies street improvements for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue. The Specific Plan streetscape design (Chapter 5.3, Landscape Design) provides an aesthetically pleasing view for pedestrians, cyclists, and motorists, screens parking and loading areas from the public right-of-way, and integrates the development into the surrounding community.*

### Policy CD3-5 Paving

We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public places.

*The Specific Plan development standards (Chapter 4, Land Use and Development Standards) require that design and materials for sidewalks and road surfaces within the Specific Plan area be approved by the City's Engineering Department. Specific Plan design guidelines (Chapter 5) encourage the use of enhanced paving to mark major building entries and paving materials that possess a high level of solar reflectivity to reduce the heat island effect.*

## GOAL CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investment.

### Policy CD5-1 Maintenance of Buildings and Property

We require all public and privately owned buildings and property (including trails and easements) to be properly and consistency maintained.

*The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Privately owned buildings will be maintained as specified by the Property Owners Association (Chapter 6.11.2).*

### Policy CD5-2 Maintenance of Infrastructure

We require the continued maintenance of infrastructure.

*The Specific Plan includes a Maintenance Responsibility Matrix in Chapter 6, Implementation, identifying the parties responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area.*

## 7.3 Mobility Element

**GOAL M1: A system of roadways that meets the mobility needs of a dynamic and prosperous Ontario.**

### Policy M1-1 Roadway Design and Maintenance

We require our roadways to:

- Comply with federal, state, and local design and safety standards.
- Meet the needs of multiple transportation modes and users.
- Handle the capacity envisioned in the Functional Roadway Classification Plan.
- Endeavour to maintain a peak hour Level of Service (LOS) E or better at all intersections.
- Be compatible with the streetscape and surrounding land uses.
- Be maintained in accordance with best practices and our Right-of-Way Management Plan

*The Specific Plan complies with the Functional Roadway Classification Plan of the Mobility Element and, therefore, aims to comply with federal, state, and local design and safety standards; meet the needs of multiple transportation modes and users; and maintain a Level of Service of E or better at all intersections addressed in the project environmental impact report. The Specific Plan site design strives to minimize the effects of truck traffic on nearby uses.*

### Policy M1-2 Mitigation of Impacts

We require development to mitigate its traffic impact.

*The Specific Plan requires in Chapter 1.6, California Environmental Quality Act Compliance, and in Chapter 6.4.4, Consistency with CEQA, that projects within the Specific Plan area comply with all mitigation measures, conditions, and project design features identified in the project environmental impact report. Chapter 5.1, Site Design, provides guidelines to ensure buildings, structures, and loading facilities are designed so loading and unloading activities occur on-site without extending beyond the property line.*

**GOAL M2: A system of trails and corridors that facilitate and encourage bicycling and walking.**

### Policy M2-1 Bikeway Plan

We maintain our Multipurpose Trails & Bikeway Corridor Plan to create a comprehensive system of on- and off-street bikeways that connect residential areas, businesses, schools, parks, and other key destination points.

*The Specific Plan includes a Circulation Plan in Chapter 3 to provide connectivity to the trails and bikeway corridors identified in the Ontario Multipurpose Trails and Bikeway Corridor Plan, including installation of a Class II Bikeway along Merrill Avenue and multipurpose trails along Grove, Eucalyptus, and Merrill Avenues.*

### Policy M2-3 Pedestrian Walkways

We require walkways that promote safe and convenient travel between residential areas, businesses, schools, parks, recreation areas, and other key destination points.

*The Specific Plan street sections and streetscape designs (Chapter 3.2, Street Plan and Chapter 5.3, Landscape Design) provide for construction of five-foot wide public pedestrian sidewalks for Grove Avenue, Eucalyptus Avenue, Merrill Avenue, and Bon View Avenue to connect with existing and planned pedestrian circulation systems. Pedestrian sidewalks are separated from vehicular travel lanes by a landscaped parkway. The Specific Plan area street improvements are consistent with the City's Ontario Ranch Streetscape Master Plan.*

**GOAL M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.**

### Policy M3-2 Transit Facilities at New Development

We require new development to provide transit facilities, such as bus shelters, transit bays and turnouts, as necessary.

*The Specific Plan discusses in Chapter 3.2.11, Transit, that the City is coordinating with regional transit agencies to implement Bus Rapid Transit (BRT) service to target destinations and along corridors.*

**GOAL M4: An efficient flow of goods through the City that maximizes economic benefits and minimizes negative impacts.**

### Policy M4-1 Truck Routes

We designate and maintain a network of City truck routes that provide for the effective transport of goods while minimizing negative impacts on local circulation and noise-sensitive land uses, as shown in the Truck Routes Plan.

*The Specific Plan is designed to enable easy access to the truck route network and to encourage its industrial users to implement effective goods movement strategies. The Land Use and Circulation Plans for the Specific Plan area (Chapter 3, Development Plan) are designed to focus trucks on the designated Merrill Avenue truck route. The design guidelines in Chapter 5.1, Site Design, stipulate buildings, structures, and loading facilities be designed to ensure that loading and unloading activities and maneuvering of freight vehicles occurs on-site without extending beyond the property line.*

## 7.4 Environmental Resources Element

**GOAL ER1: A reliable and cost effective system that permits the City to manage its diverse water resources and needs.**

### Policy ER1-3 Conservation

We require conservation strategies that reduce water usage.

*The Specific Plan incorporates water conservation strategies into its development plan and design guidelines. The use of recycled water to irrigate landscape areas is required consistent with the City of Ontario Recycled Water Master Plan (Chapter 3, Development Plan). Landscape and irrigation plans are encouraged to use water conservation features such as drought-tolerant plant species native or adapted to the region and drip irrigation (Chapter 5, Design Guidelines). The Specific Plan encourages the design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.*

### Policy ER1-5 Groundwater Management

We protect groundwater quality by incorporating strategies that prevent pollution, require remediation where necessary, capture and treat urban run-off, and recharge the aquifer.

*In Chapter 3.8, Storm Drainage Plans, the Specific Plan stipulates that prior to issuance of grading or construction permits, a Storm Water Pollution Prevention Plan (SWPPP) be prepared and approved by the City. The SWPPP will identify and detail appropriate Best Management Practices (BMPs) to prevent pollutant discharge into storm drain systems and natural drainages and aquifers. In addition to the preparation of a SWPPP, a WQMP will be prepared and approved that will enforce long-term BMPs to prevent pollutant discharges into storm drain systems for the life of the project. Chapter 5.8.2, Water Quality, requires the provision of on-site landscape swales to collect and treat stormwater run-off.*

### Policy ER1-6 Urban Run-off Quantity

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.

*The Specific Plan (Chapter 3.8, Storm Drainage Plan) incorporates low impact development strategies including landscape designs that promote water retention; permeable surface designs in parking lots and areas with low traffic; parking lots that drain to landscaped areas to provide treatment, retention, or infiltration; and limited soil compaction during grading.*

### Policy ER1-7 Urban Run-off Quality

We require the control and management of urban run-off, consistent with Regional Water Quality Control Board regulations.

*In Chapter 3.8, Storm Drainage Plan, the Specific Plan specifies that prior to issuance of grading or construction permits, a Water Quality Management Plan (WQMP) is required to minimize stormwater runoff and provide on-site opportunities for groundwater recharge integrated into project design and amenities. The grading and drainage of the Specific Plan area will be designed to retain/infilter, harvest & re-use or biotreat surface runoff to comply with the current requirements of the San Bernardino County NPDES Stormwater Program's WQMP for significant new development projects.*

### Policy ER1-8 Wastewater Management

We require the management of wastewater discharge and collection consistent with waste discharge requirements adopted by the Regional Water Quality Control Board.

*In Chapter 3.5, Sewer Plan, the Specific Plan provides for design of a wastewater system consistent with City and Regional Water Quality Control Board requirements. The Specific Plan includes a network of new public sewer mains consistent with the City of Ontario's Ultimate Sewer System Plan.*

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| **GOAL 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.** |

### Policy ER3-1 Conservation Strategy

We require conservation as the first strategy to be employed to meet applicable energy-saving standards.

*The Specific Plan incorporates energy-saving conservation strategies into its design guidelines (Chapter 5) by addressing lighting, bicycle parking, sustainable landscaping, and energy efficiency. Sustainable design strategies (Chapter 5.8) include design and construction of energy efficient buildings to reduce air, water, and land pollution and environmental impacts from energy production and consumption.*

### Policy ER3-3 Building and Site Design

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.

*The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the use of passive design to improve building energy performance through skylights, building orientation, landscaping, and use of select colors.*

**GOAL ER4: Improved indoor and outdoor air quality and reduced locally generated pollutant emissions.**

Policy ER4-4 Indoor Air Quality

We comply with State Green Building Codes relative to indoor air quality.

*The Specific Plan requires development projects in the Specific Plan area to comply with the State of California Building Code as adopted and implemented by the City. The Specific Plan's Sustainable Design Strategies (Chapter 5.8) include the design and construction of energy efficient buildings to reduce air, water, and land pollution.*

**GOAL ER5: Protected high value habitat and farming and mineral resources extraction activities that are compatible with adjacent development.**

Policy ER5-2 Entitlement and Permitting Process

We comply with state and federal regulations regarding protected species.

*The Specific Plan acknowledges that development projects within the Specific Plan area shall comply with the mitigation measures of the project environmental impact report.*

## 7.5 Safety Element

***7.5.1***

**GOAL S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.**

Policy S1-1 Implementation of Regulations and Standards

We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

*The Specific Plan requires development projects to comply with the State of California Building Code as adopted and implemented by the City.*

### Policy S1-2 Entitlement and Permitting Process

We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with state guidelines and the California Building Code. Research of available maps indicates that the Specific Plan site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, there was no visible evidence of faulting during geotechnical investigation.*

## GOAL S2: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by flooding and inundation hazards.

### Policy S2-1 Entitlement and Permitting Process

We follow State guidelines and building code to determine when development proposals require hydrological studies prepared by a State-certified engineer to assess the impact that the new development will have on the flooding potential of existing development down-gradient.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with applicable mitigation measures of the project environmental impact report, state guidelines, and the California Building Code regarding flooding and inundation hazards.*

## GOAL S3: Reduced risk of death, injury, property damage and economic loss due to fires, accidents and normal everyday occurrences through prompt and capable emergency response.

### Policy S3-8 Fire Prevention through Environmental Design

We require new development to incorporate fire prevention consideration in the design of streetscapes, sites, open spaces and buildings.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Fire Department and potential redesign to incorporate fire prevention design elements within streetscapes, sites, open spaces, and buildings.*

**GOAL S4: An environment where noise does not adversely affect the public's health, safety, and welfare.**

Policy S4-1 Noise Mitigation

We utilize the City's Noise Ordinance, building codes and subdivision and development codes to mitigate noise impacts.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the City's noise ordinance, subdivision and development codes, and the California Building Code to mitigate noise impacts.*

**GOAL S5: Reduced risk of injury, property damage and economic loss resulting from windstorms and wind-related hazards.**

Policy S5-2 Dust Control Measures

We require the implementation of Best Management Practices for dust control at all excavation and grading projects.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report, the construction management plan, and subdivision and development codes regarding dust control.*

**GOAL S6: Reduced potential for hazardous materials exposure and contamination.**

Policy S6-9 Remediation of Methane

We require development to assess and mitigate the presence of methane, per regulatory standards and guidelines.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with mitigation measures of the project environmental impact report.*

| GOAL S7: | **Neighborhoods and commercial and industrial districts that are kept safe through a multi-faceted approach of prevention, suppression, community involvement, and a system of continuous monitoring.** |
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Policy S7-4 Crime Prevention through Environmental Design (CPTED)

We require new development to incorporate CPTED in the design of streetscapes, sites, open spaces and buildings.

*The Specific Plan acknowledges that projects within the Specific Plan area shall comply with the City's development review process, which provides for review by the City's Police Department and potential redesign to incorporate crime prevention design elements in streetscapes, sites, open spaces, and buildings. Parcel lighting (Chapter 5.6, Lighting) addresses illumination of parking lots, loading dock areas, pedestrian walkways, building entrances, signage, and architectural and landscape features. A key provision includes the installation of ground or low mounted fixtures to provide for safety and convenience along pedestrian walkways, entrances, activity areas, steps, ramps, and special features. Chapter 5.1, Site Design, also encourages delineation of pedestrian access to on-site buildings from adjacent streets and parking areas by marking building entrances with signage, prominent architectural features, and/or landscaping features.*

## 7.6 Community Economics Element

| GOAL CE1: | **A complete community that provides for all incomes and stages of life.** |
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Policy CE1-1 Jobs-Housing Balance

We pursue improvement to the Inland Empire's balance between jobs and housing by promoting job growth that reduces the regional economy's reliance on out-commuting.

*The Specific Plan anticipates the creation of jobs in warehousing, logistics, light manufacturing, and administration within the Specific Plan area, which helps improve the region's jobs-housing balance. Actual job creation depends on the type of land uses ultimately developed on the site as a wide-range of commercial, office, and industrial uses are permitted in the Specific Plan. The Land Use Plan (Chapter 3.1)*

*implements the vision of The Ontario Plan by providing opportunities for employment in manufacturing, distribution, research and development, service, and supporting retail at intensities designed to meet the demand of current and future market conditions.*

### Policy CE1-5 Business Attraction

We proactively attract new and expanding businesses to Ontario in order to increase the City's share of growing sectors of the regional and global economy.

*In Chapter 3.1, Land Use Plan, the Specific Plan provides for the construction of over 3.1 million square feet of business park and industrial development in compliance with City and regional planning goals and strategies that facilitate goods movement throughout the SCAG region.*

## GOAL CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

### Policy CE2-1 Development Projects

We require new development and redevelopment to create unique, high-quality places that add value to the community.

*The Specific Plan contains design guidelines in Chapter 5 to guide future development consistent with the vision for Ontario Ranch. The guidelines ensure high quality, cohesive and attractive development that complements and integrates into the community and adds value to the City. The Specific Plan also establishes landscape setbacks along the roadways within the Specific Plan area to create safe and attractive streets for pedestrians, cyclists, and motorists.*

### Policy CE2-2 Development Review

We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

*The Specific Plan establishes a land use plan (Chapter 3.1) and design guidelines (Chapter 5) addressing site design, building design, and landscape design that ensure high-quality, functional and sustainable development that is regionally competitive and appropriate for the Ontario Ranch community.*

### Policy CE2-5 Private Maintenance

We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

*The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. A Property Owners Association will be established for the maintenance of on-site common areas, including such improvements as landscape areas and drive aisles.*

### Policy CE2-6 Public Maintenance

We require the establishment and operation of maintenance districts or other vehicles to fund the long-term operation and maintenance of the public realm whether on private land, in rights-of-way, or on publicly-owned property.

*The Specific Plan includes a Maintenance Responsibility Matrix (Chapter 6.11) identifying the public, private, or utility providers responsible for maintenance of roadways, parkways, trails, sidewalks, common areas, walls and monuments, infrastructure, and utilities within the Specific Plan area. Right-of-way for public streets and infrastructure improvements within the Specific Plan area shall be dedicated to the City of Ontario for maintenance purposes. Landscape improvements and public streetlights within the public right-of-way shall be maintained through a landscape and lighting district or other special maintenance district established by the City. Dry utilities such as electricity, natural gas, and communication systems will be maintained by the appropriate utility company.*

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Police Department<br>Prepared By: Nicole Alvarez<br>Staff Member Presenting:<br>Mike Lorenz, Chief of Police<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 13 |

**SUBJECT:** **AMENDMENT TO AN ARCHITECTURAL SERVICES AGREEMENT WITH HOLT ARCHITECTS, INC. FOR THE POLICE DEPARTMENT HEADQUARTERS IMPROVEMENT PROJECT**

**RECOMMENDATION:** That the City Council authorize the City Manager to execute an amendment to the existing Architectural Services Agreement with Holt Architects, Inc. of Riverside California for the Police Department Headquarters Improvement Project in the amount of $91,436 for a total contract value of $230,822. The Architectural Services Agreement and proposed amendment are on file with the Records Management Department.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**

**FISCAL IMPACT:** Appropriation for this contract are included in the Fiscal Year 2021-22 budget in the Capital Improvement Projects fund. The proposed Amendment in the amount of $91,436 will increase the current total not-to exceed authorization to $230,822.

**BACKGROUND & ANALYSIS:** An on On-Call Architectural Services Agreement was awarded to Holt Architects, Inc. in January 2020 for work on the Police Department Headquarters Improvement Project. After initial site plans and design drawings were prepared, Staff determined that the project scope should be expanded to include revised inspection and design services to incorporate required ADA improvements.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**CONSENT CALENDAR** |
|---|---|
| Department: Management Services<br>Prepared By: Brandi Belmontes<br>Staff Member Presenting:<br>Darlene M. Sanchez, Assistant City Manager<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 14 |

**SUBJECT:** **REQUEST BY FOGLESONG TOWING & STORAGE INC. FOR THE ONTARIO CITY COUNCIL'S CONSENT TO TRANSFER ITS TOWING CONTRACT TO BENDITO CIELO, INC.**

**RECOMMENDATION:** Staff recommends approval of the request to transfer the towing contract.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Maintain the Current High Level of Public Safety**
**Operate in a Businesslike Manner**

**FISCAL IMPACT:** Staff does not anticipate that the results of this transfer will have a fiscal impact on the City.

**BACKGROUND & ANALYSIS:** Five tow companies operate in the City pursuant to the City Contract Towing Service Agreements ("Contracts") which expire on November 16, 2025. The contracted tow companies are Certified Towing, Inc.; Foglesong Towing & Storage, Inc.; Pepe's Towing Service; Dietz Towing, Inc., and Fleet Sales & Consulting, Inc. dba Bill & Wag's Towing.

On November 16, 2021, Foglesong Towing sent a letter requesting that the City Council approve the transfer of Foglesong's Contract to Bendito Cielo, Inc., in accordance with Ontario Municipal Code section 4-19.16. That section states:

> A towing carrier shall not sell, transfer, lease, assign, sublet, mortgage or dispose of in whole or in part, either by forced or involuntary sale, or by ordinary sale, contract, consolidation or otherwise, the permit or any rights or privileges therein granted, without the prior written consent of the City Council. The written request, a deposit of One Thousand Dollars ($1,000.00) and the proposed sale agreement or other document evidencing disposal of the tow truck business shall be submitted to the Administrative Services Agency at least one hundred-twenty (120) days before the requested transfer or assignment date.

In accordance with Ontario Municipal Code section 4-19.16, Foglesong provided a $1,000.00 deposit

and a copy of the relevant portions of the proposed Sale Agreement.

After receiving Foglesong's request, the Ontario Police Department conducted an investigation based upon the submission of requested information from the proposed transferee Bendito Cielo, Inc., as well as a review of public documents, and an inspection of the Foglesong facilities. The Police Department has determined that Bendito Cielo, Inc. meets the minimum requirements of the Ontario Municipal Code for operation under an approved contract. Laura Acosta is the owner of Bendito Cielo, Inc.. As part of the information submitted to the City, Ms. Acosta detailed her experience working in the towing industry, including her work for Pepe's Towing Service. Pepe's Towing Service is one of the five tow companies under Contract to the City. Ms. Acosta's father is a principal owner of Pepe's Towing Service.

It is anticipated that this relationship be a source of concern for the other permitted tow companies. That said, however, in applying the relevant criteria governing these Contracts and in consideration of the information provided granting the transfer, the request is appropriate. Therefore, based on a review of the submitted documents and the inspection of the Site, Staff recommends that the City Council consent to the request of Foglesong to transfer its towing contract to Cielo Bendito, Inc.

| *CITY OF ONTARIO*<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Planning<br>Prepared By: Edmelynne V Hutter<br>Department: Planning<br>Prepared By: Rudy Zeledon<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 15 |

**SUBJECT:** **A PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE NO. 2008101140), A TENATIVE PARCEL MAP NO. 20147 (FILE NO. PMTT21-010), SUBDIVIDING 95.35 ACRES OF LAND INTO THREE PARCELS, AND A DEVELOPMENT PLAN (FILE NO. PDEV21-018) TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 168,722 SQUARE FEET ON 13.07 ACRES OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE, AT 1425 SOUTH TOYOTA WAY, WITHIN THE INDUSTRIAL MIXED USE AND WAREHOUSE/DISTRIBUTION LAND USE DISTRICTS OF THE TOYOTA ONTARIO BUSINESS PARK SPECIFIC PLAN (APN: 0238-121-75).**

**RECOMMENDATION:** That the City Council consider and adopt the Resolutions upholding the Planning Commission's approval of the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), Tentative Parcel Map No. 20147 (File No. PMTT21-010) and Development Plan (File No. PDEV21-018), and deny the appeal.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** The proposed Tentative Parcel Map and Development Plan will facilitate the development of two industrial buildings totaling 168,722 square feet. This will result in a one-time payment to the City for permitting and plan check fees, development impact fees, as well as an increase in on-going property tax revenues for the City.

**BACKGROUND & ANALYSIS:** On May 10, 2021, the Applicant, MIG, Inc., submitted Tentative Parcel Map (File No. PMTT21-010) and Development Plan (File No. PDEV21-018) applications requesting approval to subdivide 95.35 acres of land into three parcels for the construction of two industrial

buildings totaling 168,772 square feet. The project is proposed on 13.07 acres of land generally located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Industrial Mixed Use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan. The full project description is provided in the December 20, 2021, Planning Commission Agenda Report for the subject project.

On December 20, 2021, the Development Advisory Board conducted a hearing to consider the application and recommended that the Planning Commission approve the project subject to conditions. On December 20, 2021, the Planning Commission conducted a public hearing to consider the subject applications and the Development Advisory Board's recommendation. Following a presentation of Staff's finding and after receipt of all public correspondence and testimony, the Planning Commission addressed the applications and unanimously voted (6-0) to adopt Resolution Nos. PC21-086, PC21-087, and PC21-088, approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), the Tentative Parcel Map and the Development Plan, respectively.

Prior to any public hearing on this project, the Planning Department mailed project notices to all property owners within 300 feet of the project site on December 10, 2021. These notices provided a detailed description of the project and provided contact information for directing questions and comments. In addition, the Appellant, Supporters Alliance for Environmental Responsibility, were notified by email on December 17, 2021, of the public hearing.

**APPEAL:** On December 30, 2021, the Appellant submitted an appeal of the Planning Commission's decision to approve File Nos. PMTT21-010 and PDEV21-018, and the use of an Addendum to The Ontario Plan Environmental Impact Report. A copy of the Appeal application and Appellant statement is included as Exhibit "A" of this report.

The basis of the Appellant's appeal is a statement that the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project fails to comply with the California Environmental Quality Act. However, the Appellant has failed to provide any facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act.

The Ontario Development Code clearly outlines the requirements for an appeal. Section 2.01.010.B.1 states that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority. The Appellant has failed to provide specific grounds for the appeal, and the relief requested from the Appeal Authority. In addition, Section 2.01.010.B.2. stipulates that an appeal of an action or decision by the Approving Authority shall be limited to those matters raised during the hearing and contained in the appeal statement. The Appellant failed to raise their concerns during the public hearing or to provided written notice of their concerns prior to the public hearing. As a result, the Appellant failed to exhaust their legal remedy, as prescribed in Ontario Development Code Division 2.04 (Appeals), Section 2.04.010. Furthermore, Section 2.04.010.B.2 states that the Appeal Authority is not permitted to consider any matter that was not previously raised during the hearing before the Approving Authority and contained in the appeal statement.

**CONCLUSION:** Staff recommends that the City Council consider all public testimony on the appeal and uphold the Planning Commission's decision to approve the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) and approve the Tentative Parcel Map (File No. PMTT21-010) and Development Plan (File No. PDEV21-018) applications, and deny the appeal.

| | |
|---|---|
| **From:** | Rudy Zeledon |
| **To:** | Edmelynne V. Hutter |
| **Subject:** | FW: Appeal of PDEV21-018 / PMTT21-010 |
| **Date:** | Monday, January 3, 2022 8:55:59 AM |
| **Attachments:** | 2021.12.29 Appeal of PDEV21-018.pdf<br>image001.png |

Good Morning Edmelynne,

An Appeal was filed on your Toyota project.

I will send a copy to our attorney and get his feedback.

**RUDY ZELEDON**
Planning Director
City of Ontario Planning Department
303 East B Street
Ontario, CA 91764
P: (909) 395-2422 / F: (909) 395-2420
rzeledon@ontarioca.gov | www.ontarioca.gov |www.ontariothinksbusiness.com

- *The Planning Department counter is open for appointments. Click here to book your appointment.*
- *Contact us by phone at (909) 395-2036 or by email at PlanningCounter@ontarioca.gov for general Planning-related information.*

**From:** Molly Greene <molly@lozeaudrury.com>
**Sent:** Thursday, December 30, 2021 9:59 AM
**To:** Planning Counter <PlanningCounter@ontarioca.gov>
**Cc:** Rudy Zeledon <RZeledon@ontarioca.gov>; Stacey Oborne <stacey@lozeaudrury.com>
**Subject:** Appeal of PDEV21-018 / PMTT21-010

Good morning,

Attached please find an appeal of the Planning Commission's approval of Tentative Parcel Map No. 20147, File No. PMTT21-010, and Development Plan No. PDEV21-018 (Toyota Industrial Buildings), submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER").

Please note that we attempted to file a hard copy of this appeal, along with a check containing the appeal fee, with the Planning Department this morning, but found that the department was closed.

Therefore, we will file the hard copy and appeal fee on Monday when the City reopens.

Best regards,
Molly

--
Molly Greene
Legal Assistant
Lozeau | Drury LLP
1939 Harrison Street, Suite 150
Oakland, California 94612
(510) 836-4200
(510) 836-4205 (fax)
molly@lozeaudrury.com

This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail molly@lozeaudrury.com, and delete the message.

CITY OF ONTARIO PLANNING DEPARTMENT

# *Appeal Application Form*

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

Dear Applicant:

In an effort to improve customer service and ensure development projects are processed as quickly as possible, the Planning Department finds it necessary to remind its clients that complete application submittals are crucial to the plan review process. In the past, accepting incomplete applications has led to errors and time delays at the end of the review process. I do not want this to happen to you.

Consequently, the Planning Department staff will only accept complete applications at time of submittal. All items listed on the enclosed application form must be provided before the Planning Department counter staff can accept your application for filing. Please review these minimum requirements prior to submitting your application, as counter staff do not have the authority to waive these requirements.

Please remember that failure to provide all of the required plans and information will result in significant time delays in the processing of your application. If you have any questions regarding the necessity of any particular item requested on the application form, please feel free to contact the Planning Department counter supervisor to discuss your questions.

The Planning Department looks forward to a continued efficient and professional relationship with you in the future. If you have any questions, comments, or concerns regarding this matter, please feel free to contact the Planning Department at (909) 395-2036.

Respectfully,

Rudy Zeledon
Planning Director

***ATTENTION!***

The City of Ontario strives to provide you with efficient and effective service in a businesslike manner. We are committed to the principle that every interaction you have with the City must be based on honesty and integrity.

City employees are prohibited by law from soliciting or accepting money, services, or gifts of any kind in connection with the discharge of their duties.

If you are approached or are aware of any violation of this policy, please immediately contact any of the following:

Scott Ochoa, City Manager .....(909) 395-2396 or sochoa@ontarioca.gov
Mike Lorenz, Police Chief ..... (909) 395-2710 or mlorenz@ontarioca.gov
Ethics Line .....(800) 500-0333

CITY OF ONTARIO PLANNING DEPARTMENT

# *Appeal Application Form*

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

*Instructions:*

1. *Pursuant to Ontario Development Code Division 2.04 (Appeals), any person having legal standing may appeal and action or decision to the Appeal Authority, including but not limited to an applicant, resident, business owner, or any person owning real property within the City, that is aggrieved by an interpretation, action, or decision made by any City agency or department, or by an Approving Authority.*

2. *Within 10 days following the action or decision being appealed, an appeal request must be filed with the Planning Department on an Appeal Application Form, along with the required filing fees. The appeal request must include a statement identifying the specific action or decision that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority.*

3. *An appeal of an action or decision made by an Approving Authority following a hearing, is limited to those matters raised during the hearing and contained in an appeal statement. The Appeal Authority cannot consider any matter that was not raised during the hearing before the Approving Authority and contained in the appeal statement.*

4. *The Appeal Authority that will hear the appeal request is limited to taking testimony and making its decision based solely on the specific grounds specified by the appellant in the Appeal Application Form, insofar as they make an adequate claim pursuant to Ontario Development Code Section 2.04.010. When the decision of an Approving Authority*

## *GENERAL INFORMATION (PRINT OR TYPE)*

Appellant: Supporters Alliance for Environmental Responsibility

Address: 4399 Santa Anita Ave, Ste 2005, El Monte, CA 91731

Phone: (510) 836-4200

Email: richard@lozeaudrury.com

Appellant's Representative: Lozeau Drury LLP

Address: 1939 Harrison Street, Suite 150, Oakland, CA 94612

Phone: (510) 836-4200

Email: richard@lozeaudrury.com

*(For staff use only)*

*File No(s):* _____

*Date:* _____

*Rec'd by:* _____

*Fees Paid:* _____

☐ *Cash* ☐ *Check (#* _____*)*

☐ *Credit Card*

*Receipt No.:* _____

## *SUBJECT OF APPEAL*

This application is hereby filed pursuant to Ontario Development Code Division 2.04 (Appeals), appealing a decision or action of the following Authority:

☐ Department/Agency Head ☐ Development Advisory Board ☐ Zoning Administrator

☐ Historic Preservation Subcommittee ☐ Historic Preservation Commission ☒ Planning Commission

Project File No(s).: PDEV21-018 / PMTT21-010 Date of Action/Decision: December 20, 2021

The application being appealed requests the following *(attach additional sheets as necessary)*:

This form constitutes an appeal of the Planning Commission's decisions to approve Tentative Parcel Map No. 20147, File No. PMTT21-010, and Development Plan No. PDEV21-018 ("Project"), and to adopt the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project.

List the specific action(s) or decision(s) that is/are being appealed (attach additional sheets as necessary):

1. Approval of Tentative Parcel Map No. 20147, File No. PMTT21-010
2. Approval of the Development Plan, File No. PDEV21-018
3. Adoption of the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project.

## *APPEAL STATEMENT*

Please check the box that best describes your reason(s) for the appeal:

- ☒ Abuse of discretion.
- ☐ Decision was not supported by the record.
- ☐ Abuse of discretion and decision was not supported by the record.

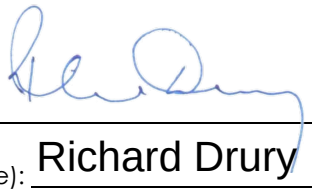
State the specific grounds for the appeal and the relief requested (please be specific and attach additional sheets if necessary):

The Addendum to The Ontario Plan Environmental Impact Report ("Addendum") prepared for project known as PDEV21-018 / PMTT21-010 ("Project") fails to comply with the California Environmental Quality Act ("CEQA"). Therefore, the City of Ontario ("City") must prepare an Environmental Impact Report ("EIR") for the Project.

## *APPELLANT ACKNOWLEDGEMENT*

I, the undersigned, hereby certify that the statements and information provided in this **Appeal Application Form,** and in any attached exhibits, present the data and information required for this application to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 12/29/2021

Signature: 

Name (print or type): Richard Drury

CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

**December 20, 2021**

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**FILE NOS:** PMTT21-010 and PDEV21-018

**SUBJECT:** A Tentative Parcel Map (TPM 20147)(File No. PMTT21-010) to subdivide 95.35 acres of land into three parcels, in conjunction with a Development Plan (File No. PDEV21-018) to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Industrial Mixed Use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan; (APN: 0238-121-75) **submitted by MIG, Inc.**

**PROPERTY OWNER:** Toyota Motor Sales, U.S.A., Inc.

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**RECOMMENDED ACTION:** That the Planning Commission take the following actions:

(1) Consider and adopt the resolution approving the use of an Addendum to The Ontario Plan Environmental Impact Report;

(2) Consider and adopt a resolution approving Tentative Parcel Map No. 20147, File No. PMTT21-010, subject to the conditions of approval contained in the attached departmental reports; and

(3) Consider and adopt a resolution approving the Development Plan, File No. PDEV21-018, subject to the conditions of approval contained in the attached departmental reports.

**PROJECT SETTING:** The project site is comprised of 95.35 acres of land located at 1425 South Toyota Way, within the Toyota Ontario Business Park Specific Plan zoning district, depicted in Figure 1: Project Location, right. The properties to the north and west of the Project site are within the Commercial/Food/Hotel and Light Industrial land use districts of the

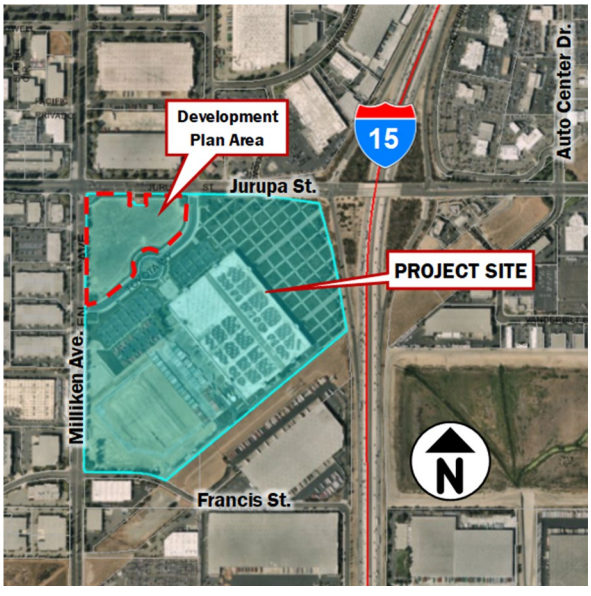



***Figure 1: Project Location***

| | |
|---|---|
| *Case Planner:* | Edmelynne V. Hutter, AICP |
| *Planning Director Approval:* | |
| *Submittal Date:* | May 10, 2021 |

| *Hearing Body* | *Date* | *Decision* | *Action* |
|---|---|---|---|
| *DAB* | 12/20/2021 | Approval | Recommend |
| *PC* | 12/20/2021 | APPROVE | Final |
| *CC* | | | |

California Commerce Center Specific Plan, and are improved with warehousing, light industrial, commercial, and retail developments. The properties to the south are within the Entratter Industrial Specific Plan and the IG (General Industrial) zoning district, are developed with warehouses. To the east of the Project site is the Interstate 15 freeway. The existing surrounding land uses, zoning, and general plan and specific plan land use designations are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

## PROJECT ANALYSIS:

(1) Background — The Toyota Ontario Business Park Specific Plan was established in 1993 by the City Council to govern the development of the Specific Plan area. Subsequently, the specific plan area was developed in 1994 with a warehouse and distribution facility for Toyota North American Parts that includes warehouse space, ancillary office, parking lot, a truck yard, landscaping, a private street (Toyota Way), and other associated site improvements. The northwest portion of the Specific Plan area, however, was left vacant and undeveloped.

On June 2, 2020, the City Council adopted 1) Resolution No. R2020-063 approving the use of an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), which was certified by the Ontario City Council on January 27, 2010, and 2) Resolution No. R2020-064, approving a Specific Plan Amendment to the Toyota Ontario Business Park Specific Plan (File No. PSPA19-004) to allow Industrial Mixed-Use land uses and update the landscape palette to incorporate drought tolerant plant species.

On May 10, 2021, the Applicant submitted a Tentative Parcel Map and Development Plan applications requesting approval for the development and the construction of two industrial buildings with associated site improvements on the remaining vacant portion of the Project site.

(2) Addendum — The related Applications establish a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an Initial Study/Addendum has been prepared to determine possible environmental impacts. Although the proposed project could have a significant effect on the environment, however all potentially significant effects have been analyzed adequately in an earlier Certified EIR, and have been avoided or mitigated pursuant to that earlier Certified EIR, including revisions or mitigation measures that are imposed on the proposed project, so nothing further is required. The Project will introduce no new significant environmental impacts beyond those previously analyzed in the Certified EIR, and all mitigation measures previously adopted by the Environmental Impact Report are a condition of project approval and are incorporated in the Initial Study/Addendum (see Attachment A—EIR Addendum, attached).

(3) Tentative Parcel Map No. 20147 (File No. PMTT21-010) — The Applicant is proposing to subdivide the 95.35-acre Project site into three numbered lots (see Exhibit B—Parcel Map and Exhibit C—Site Plan, both attached). Parcel 1 will be 81.67 acres in size and encompass the area already developed with the Toyota warehouse and distribution facility, Toyota Way (private street), and existing landscaped areas. Parcel 2 is the northwest parcel, occupying the corner of Milliken Avenue and Jurupa Street, and will be 8.24 acres in size. Parcel 3 is located to the south of Parcel 2 and located at the northeast corner of Milliken Avenue and Toyota Way, encompassing 3.79 acres of land. Parcels 2 and 3 comprise the existing vacant land in the northwest portion of the Project site. The lot sizes proposed by the tentative parcel map exceed the one-acre minimum lot size required by the Toyota Ontario Business Park Specific Plan.

(4) Development Plan (File No. PDEV21-018)

(a) Site Design/Building Layout — The Applicant is proposing to construct two industrial buildings and associated site improvements on the vacant portion of the Project site, at the northwest corner (see Exhibit C—Site Plan, attached) of the Specific Plan area. The subject area is triangular in shape and 13.07 acres in size. It is bounded by Jurupa Street to the north, Toyota Way to the south and east, and Milliken Avenue to the west. There is a City well site located on a separate parcel located along the Jurupa Street frontage, midway between the Milliken Avenue and Toyota Way intersections, and is not part of the Project site. No new development is proposed in the area south and east of Toyota Way, as this area is already developed with an 807,067-square-foot industrial building, including 48,929 square feet of office space.

The proposed Building A on Parcel 2 is the larger of the two new buildings, at a total of 118,067 square feet, including 10,000 square feet of ancillary office space. This building is rectangular in shape and is designed with main entrances on the northwest and northeast corners of the building. The parking lot areas surround this building on four sides, providing a total of 131 parking spaces. The truck yard area is located along the south elevation and provides 25 truck dock positions, which will be screened from public view and gated.

Proposed Building B on Parcel 3 is a 50,705-square-foot industrial building, with 5,000 square feet of office space. The office area is located at the northwest corner of the building. The parking lot areas are on the north, south, and west sides of the building, with a total of 63 parking spaces. This industrial building also provides eight truck dock positions, which are located on the north side of the building. Consistent with Building A, the truck yard for Building B will be gated and screened from public view.

(b) Site Access/Circulation — The Project site has existing access via Toyota Way, which is a private street that intersects with Milliken Avenue on the west and Jurupa Street to the north. The new industrial buildings will have access from new driveway approaches on Milliken Avenue and Toyota Way. Direct access from Jurupa Street is not proposed. The primary passenger vehicle and truck access is provided via a shared

driveway on Milliken Avenue, approximately 400 feet south of Jurupa Street. Secondary access is available at two locations along Toyota Way.

Internal circulation is provided by minimum 24-foot-wide drive aisles along the building perimeter. The truck yard for Building A has two gated access points, one each on the east and west ends of the yard. The truck yard for Building B has one access point, which is located at the west end of the yard, near the primary driveway approach on Milliken Avenue.

Pedestrian access paths that lead to the building entrances are at three locations on the Project site. Two paths are located along Milliken Avenue, and the third path is along Jurupa Street.

(c) Parking — The Project is required to provide 69 passenger vehicle parking spaces for Building A and 36 passenger vehicle parking spaces for Building B. The Project provides 131 vehicle parking spaces for Building A and 63 parking spaces for Building B, exceeding the passenger vehicle parking space requirements. Table 1 provides a parking summary for the Project.

***Table 1: Parking Summary***

| *Use & Required Parking Ratio* | *Building A* | | *Building B* | | *Total* | |
|---|---|---|---|---|---|---|
| | *Required* | *Provided* | *Required* | *Provided* | *Required* | *Provided* |
| **Warehouse** (one space / 1,000 SF <20,000 SF and one space / 2,000 SF ≥20,000 SF) | 69 | 131 | 36 | 63 | 105 | 194 |
| **Office** (4 spaces / 1,000 SF for portion of building in excess of 10% of GFA) | 0 | 0 | 0 | 0 | 0 | 0 |
| **Trailer Parking** (one trailer space / 4 dock-high loading doors/spaces) | 7 | 7 | 2 | 2 | 9 | 9 |

In addition to passenger vehicle parking spaces, the Project is required to provide truck-trailer parking spaces. The proposed site design provides the minimum number of truck-trailer parking spaces required for the Project.

(d) Architecture — The architectural design of the proposed buildings is based on the existing warehouse building design to present a cohesive architectural style among the three industrial buildings. The new buildings will be of concrete tilt-up construction with painted and scored accents. The building elevations will have variations in the glazing and paint color, which are proposed to be a color scheme of white with medium and gray accents, and blue trim (see Exhibit D—Exterior Elevations, attached). The building design also incorporates recessed primary entry doors, two story glazing, concrete trellis with metal fins, and variations in parapet height, all of which are designs that can be found on the existing warehouse building on the Project site.

(e) Landscaping — Landscaping is proposed along all street frontages, including Toyota Way, and will maintain the existing mature trees along Jurupa Street and Milliken Avenue. Areas that are not developed with structures, parking lot or other site amenity will be landscaped in accordance with City requirements. The Project is required to provide landscape areas over at least 15 percent of the lot area. The Project exceeds this requirement, with 29 percent landscape coverage on Parcel 2, where Building A is located, and 35 percent landscape coverage on Parcel 3, where Building B is located.

(f) Signage — Project signage is not proposed as part of this Project. As conditioned, signage shall be required to comply with the Ontario Development Code Division 8.1 (Sign Regulations).

(g) Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

  - G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

  - LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

  - LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

  - LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

  - CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

  - CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

➢ CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

➢ CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

➢ S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

➢ S1-2 Entitlement and Permitting Process. We follow state guidelines and the California Building Code to determine when development proposals must conduct geotechnical and geological investigations.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

➢ CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

➢ CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

➢ CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

- Building volume, massing, and height to provide appropriate scale and proportion;
- A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and

- Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

➢ CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

➢ CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

➢ CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

➢ CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

➢ CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

➢ CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

➢ CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

- CD3-2 Connectivity Between Streets, Sidewalks, Walkways and Plazas. We require landscaping and paving be used to optimize visual connectivity between streets, sidewalks, walkways and plazas for pedestrians.

- CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

- CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

- CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

- CD5-1 Maintenance of Buildings and Property. We require all public and privately owned buildings and property (including trails and easements) to be properly and consistently maintained.

- CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** On January 27, 2010, the City Council certified The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410), in conjunction with File No. PGPA06-001. Staff prepared an Addendum to The Ontario Plan Environmental Impact Report ("Certified EIR") for the proposed Project, which found that all potential adverse direct, indirect, and cumulative environmental impacts were thoroughly analyzed and discussed in the Certified EIR, including, but not limited to potential aesthetic, air quality, greenhouse gas emissions, noise, transportation, and tribal cultural resources impacts, and all feasible mitigation has been identified and will be incorporated into the proposed Project. This Project does not contemplate any actions that would require the preparation of a subsequent or supplemental environmental document under State CEQA Guidelines Section 15162 or 15163, as it is consistent with the development scenario identified within the Certified EIR. Furthermore, this project introduces no new significant environmental impacts and no further environmental review is required. A copy of the Addendum has been included in the environmental action resolution provided with this report.

**CONDITIONS OF APPROVAL:** See attached department reports.

## TECHNICAL APPENDIX:

**Surrounding Zoning and Land Use:**

| | *Existing Land Use* | *General Plan Designation* | *Zoning Designation* | *Specific Plan Land Use* |
|---|---|---|---|---|
| *Site* | Warehouse, Vacant | Industrial | Toyota Ontario Business Park Specific Plan | Industrial Mixed Use, Warehouse/Distribution |
| *North* | Warehouse/Distribution | Industrial | California Commerce Center Specific Plan | Light Industrial, Commercial/Food/Hotel |
| *South* | Warehouse | Industrial | Entratter Industrial Specific Plan, General Industrial | Industrial |
| *East* | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway |
| *West* | Office/Business Park | Industrial | California Commerce Center Specific Plan | Light Industrial, Commercial/Food/Hotel |

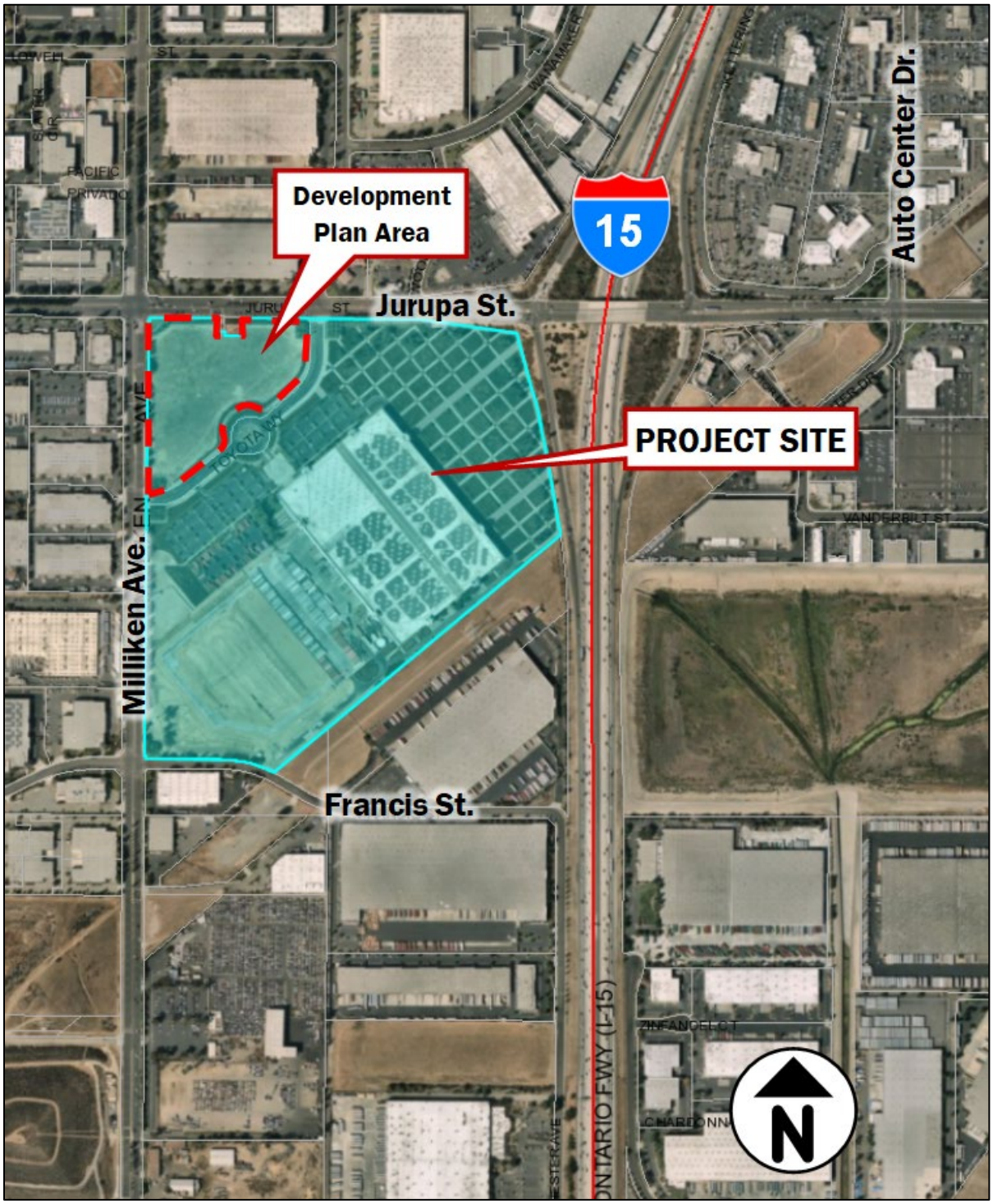
**General Site & Building Statistics**

| *Item* | *Proposed* | *Min./Max. Standard* | *Meets Y/N* |
|---|---|---|---|
| *Project Area:* | 95.35 acres | N/A | -- |
| *Lot/Parcel Size:* | Parcel 1 - 81.67 acres<br>Parcel 2 - 8.24 acres<br>Parcel 3 - 3.79 acres | 1 acre (Min.) | Y |
| *Building Area:* | Parcel 1 / 1425 Toyota Wy. - 807,067 SF<br>Parcel 2 / Building A - 118,067 SF<br>Parcel 3 / Building B - 50,705 SF | N/A | -- |
| *Floor Area Ratio:* | Parcel 1 – 23%<br>Parcel 2 – 33%<br>Parcel 3 – 31% | 55% (Max.) | Y |
| *Building Height:* | 41 FT | 65 FT (Max.) | Y |

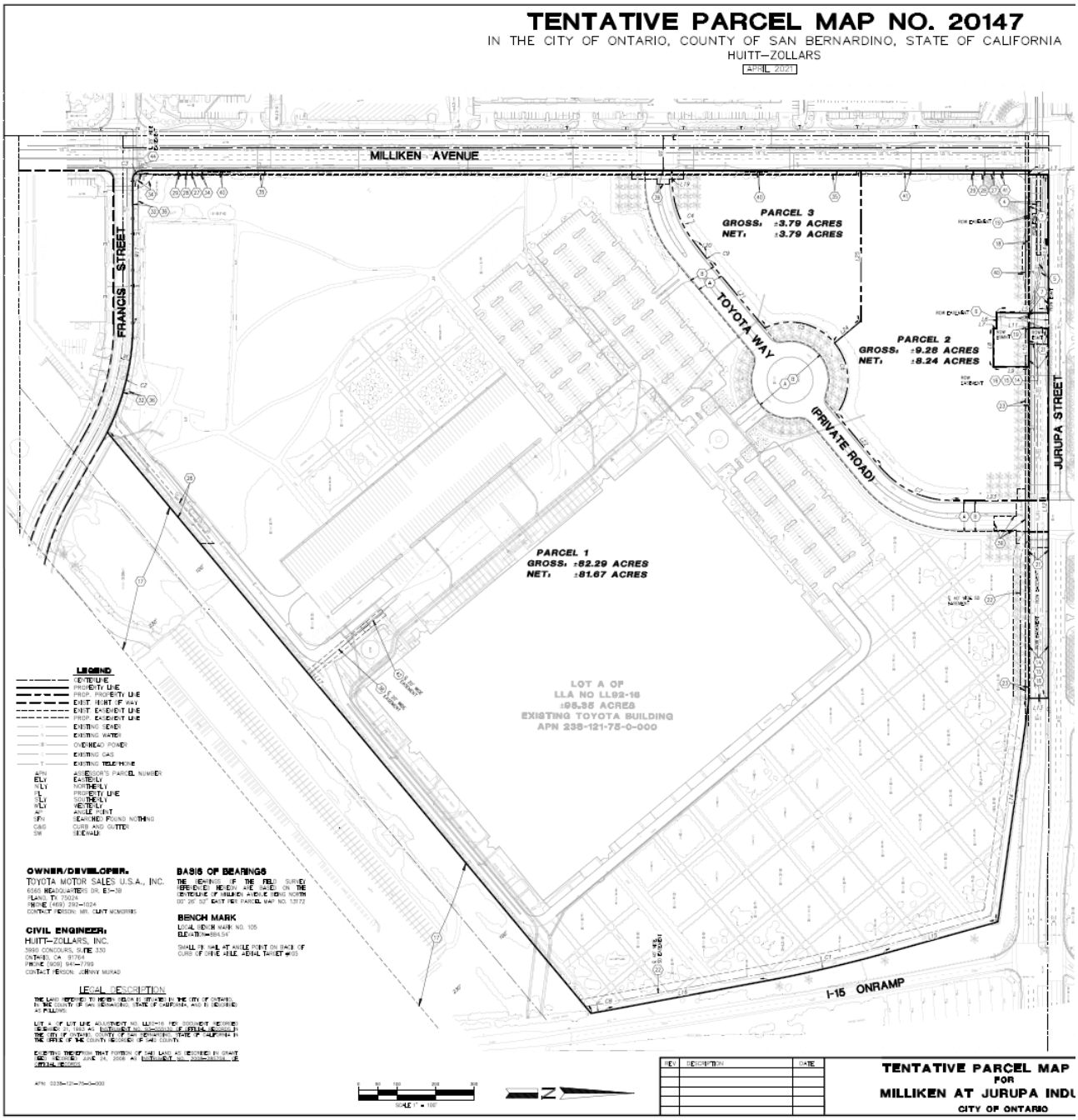
**Off-Street Parking (Parcels 2 and 3):**

| *Type of Use* | *Building Area* | *Parking Ratio* | *Spaces Required* | *Spaces Provided* |
|---|---|---|---|---|
| *Warehouse* | 168,772 SF | 1 space / 1,000 SF <20,000 SF and<br>1 space / 2,000 SF ≥20,000 SF | 95 | 194 |
| *Office* | 15,000 SF | 4 spaces / 1,000 SF for portion of building in excess of 10% of GFA | 0 | 0 |
| *Trailer Parking* | 33 Docks | 1 trailer space / 4 dock-high loading doors/spaces | 9 | 9 |

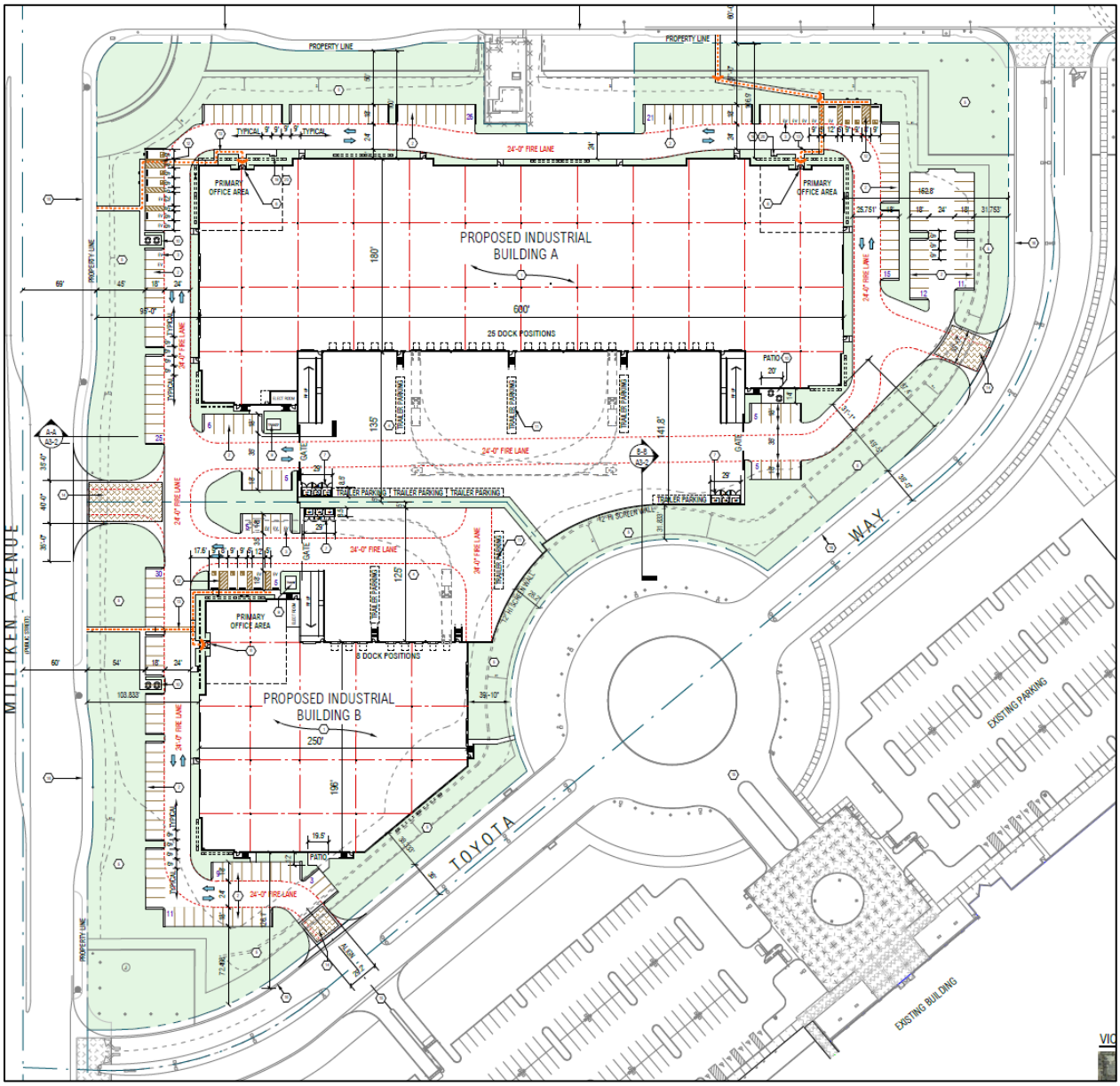
## EXHIBIT A: PROJECT LOCATION MAP



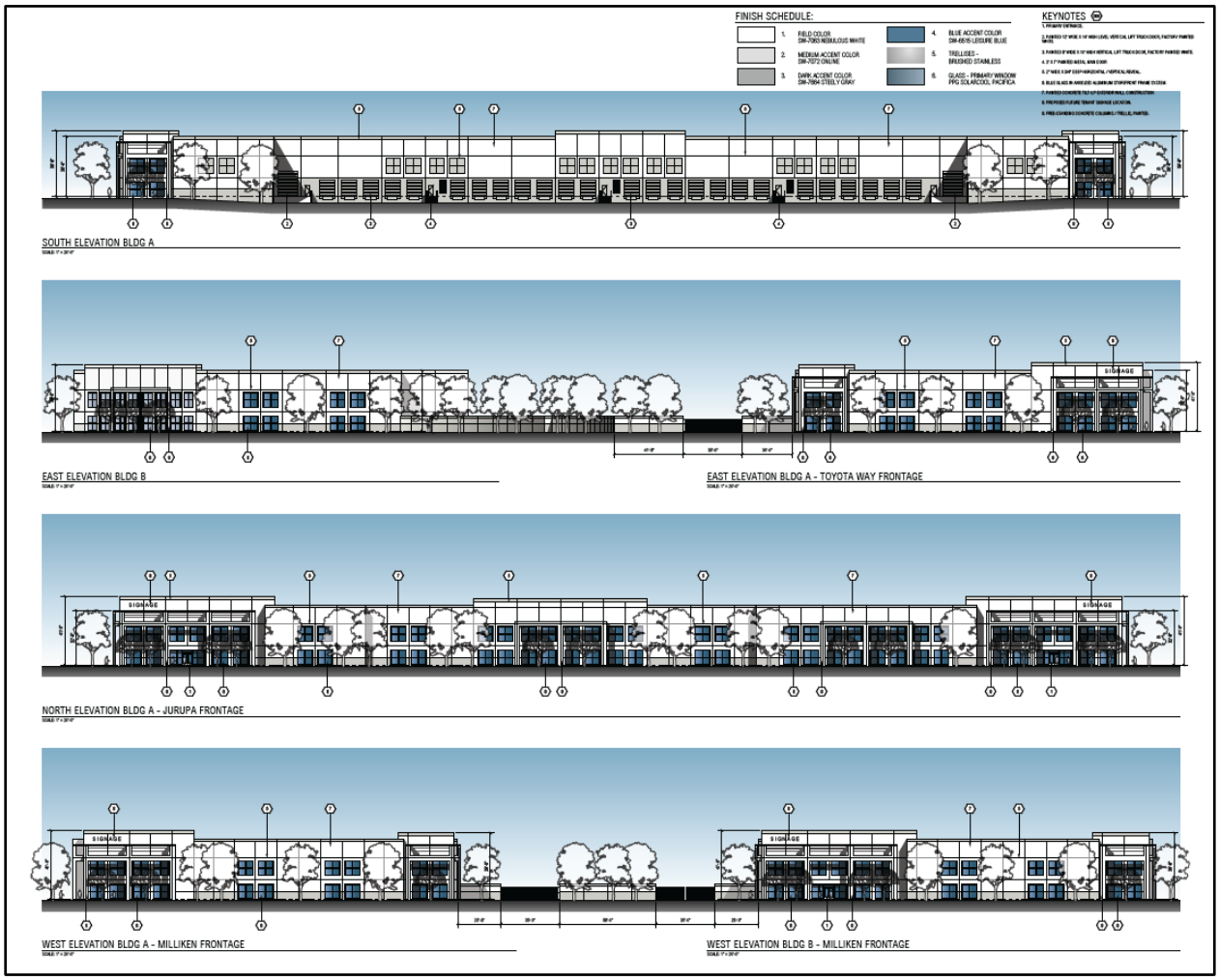
## EXHIBIT B: TENTATIVE PARCEL MAP NO. 20147



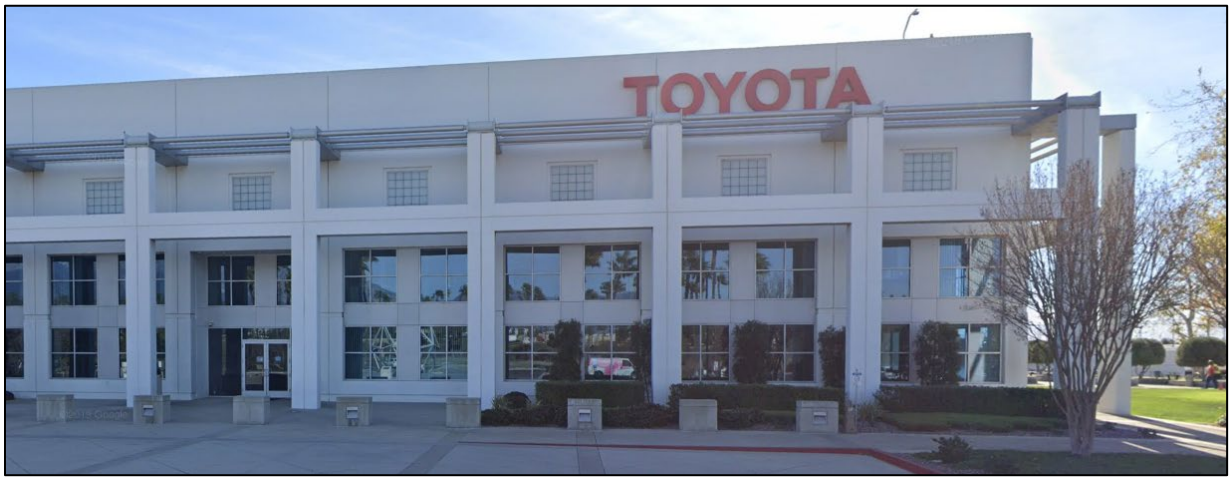
## EXHIBIT C: SITE PLAN



## EXHIBIT D: BUILDING ELEVATIONS



## EXHIBIT D: BUILDING ELEVATIONS (CONTINUED)




**1425 South Toyota Way**

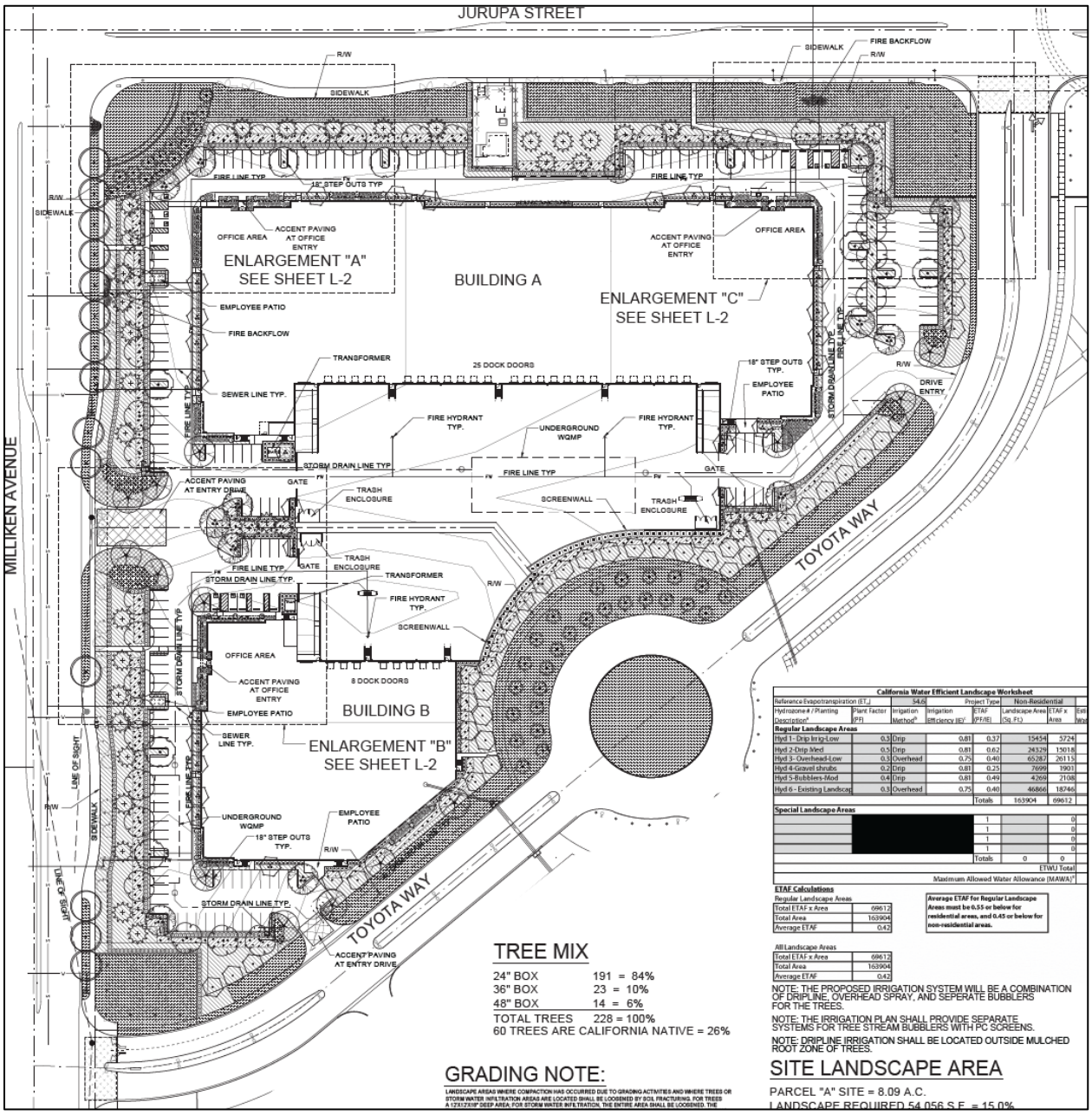



**Building A**

## FINISH SCHEDULE:

| | | | |
|---|---|---|---|
| 1. | FIELD COLOR<br>SW-7063 NEBULOUS WHITE | 4. | BLUE ACCENT COLOR<br>SW-6515 LEISURE BLUE |
| 2. | MEDIUM ACCENT COLOR<br>SW-7072 ONLINE | 5. | TRELLISES -<br>BRUSHED STAINLESS |
| 3. | DARK ACCENT COLOR<br>SW-7664 STEELY GRAY | 6. | GLASS - PRIMARY WINDOW<br>PPG SOLARCOOL PACIFICA |

## EXHIBIT F: CONCEPTUAL LANDSCAPE PLAN



RESOLUTION NO. PC21-086

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO APPROVING AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT, PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMENDED, FOR FILE NOS. PMTT21-010 AND PDEV21-018.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") has filed an Application for the approval of a Tentative Parcel Map and Development Plan, File Nos. PMTT21-010 AND PDEV21-018, respectively, which consists of a Tentative Parcel Map to subdivide 95.35 acres of land into three parcels, in conjunction with a Development Plan to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, in the City of Ontario, California (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410) was certified on January 27, 2010, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified EIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the decision-making authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, the Planning Commission has reviewed and considered the EIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the EIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the decision-making authority for the Project, The Planning Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 and 2, above, the Planning Commission hereby finds

that based upon the entire record of proceedings before it, and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified EIR, and does hereby approve the EIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 4: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 5: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 6: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-086, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# Addendum to The Ontario Plan Environmental Impact Report

*(Addendum to follow this page)*

# Addendum to The Ontario Plan Environmental Impact Report

CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

1. Project Title/File No.: PMTT21-010 and PDEV21-018

2. Lead Agency: City of Ontario, 303 East B Street, Ontario, California 91764, (909) 395-2036

3. Contact Person: Edmelynne V. Hutter, Senior Planner, Phone: (909) 395-2429, Email: ehutter@ontarioca.gov

4. Project Sponsor: MIG, Inc. ATTN: Pamela Steele; 1650 Spruce Street, Suite 106, Riverside, CA 92507

5. Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 and 2, below, the project site is located at 1425 South Toyota Way, on approximately 95 acres, at the southeast corner of Jurupa Street and Milliken Avenue.

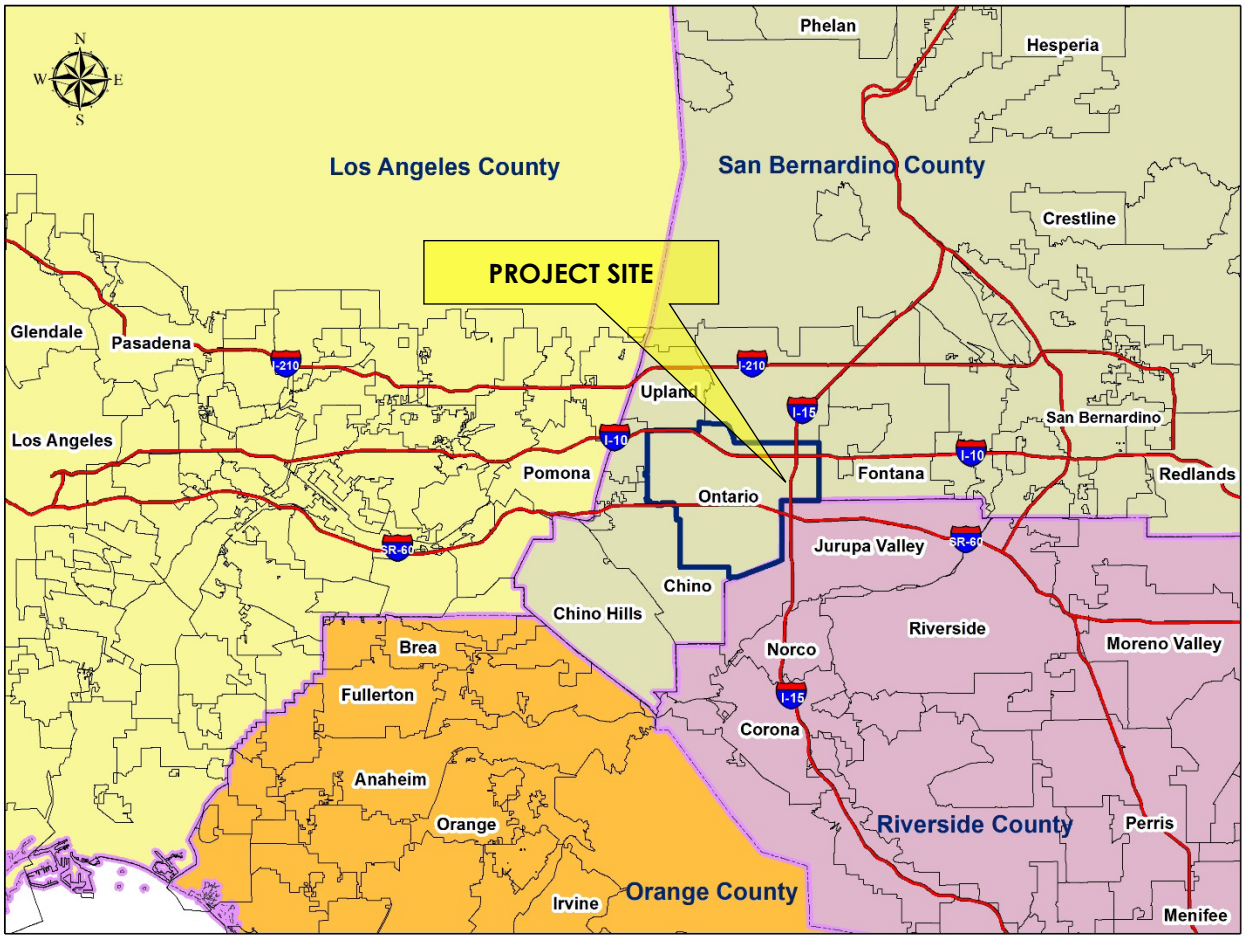



*Figure 1: REGIONAL LOCATION MAP*

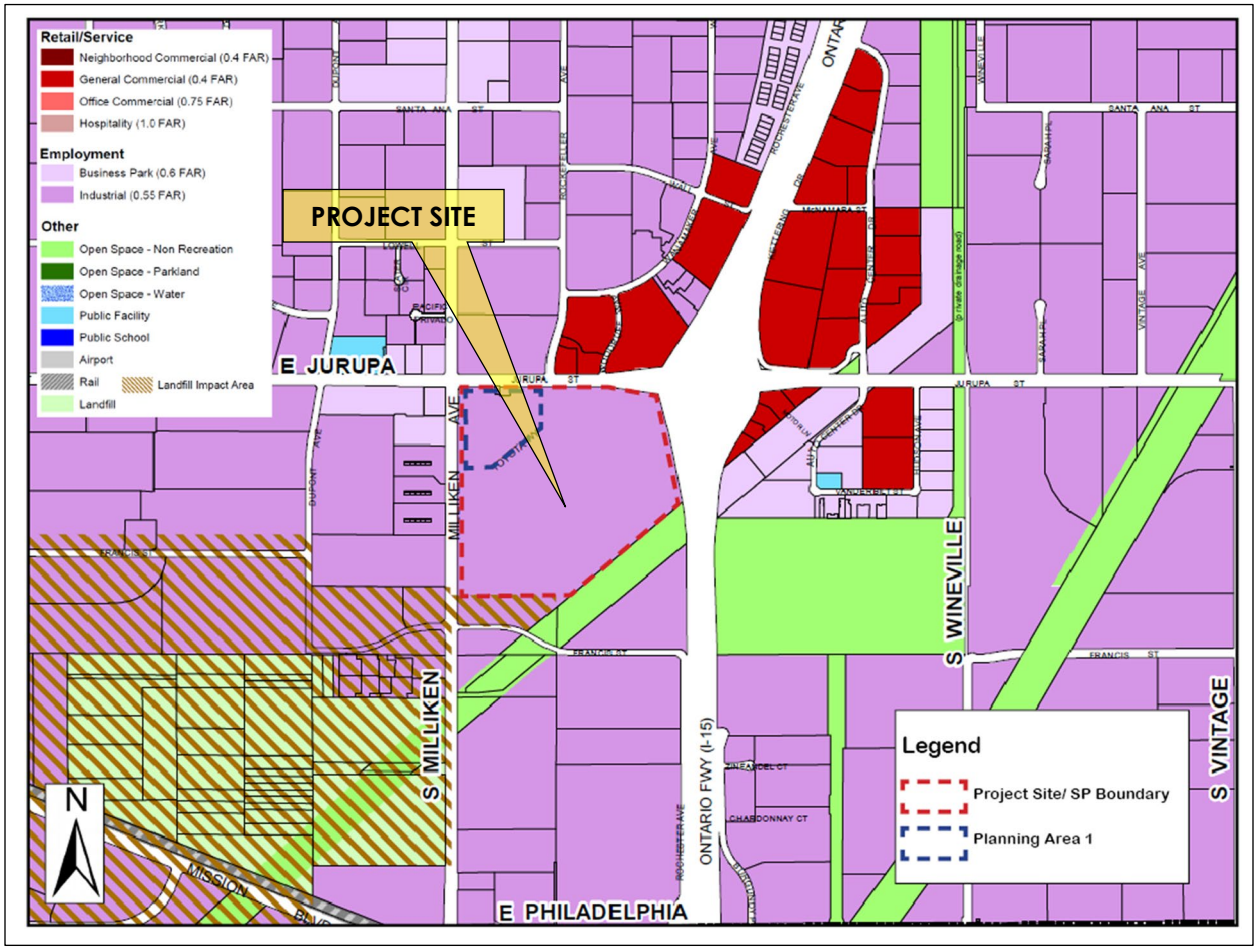



*Figure 2: VICINITY MAP*

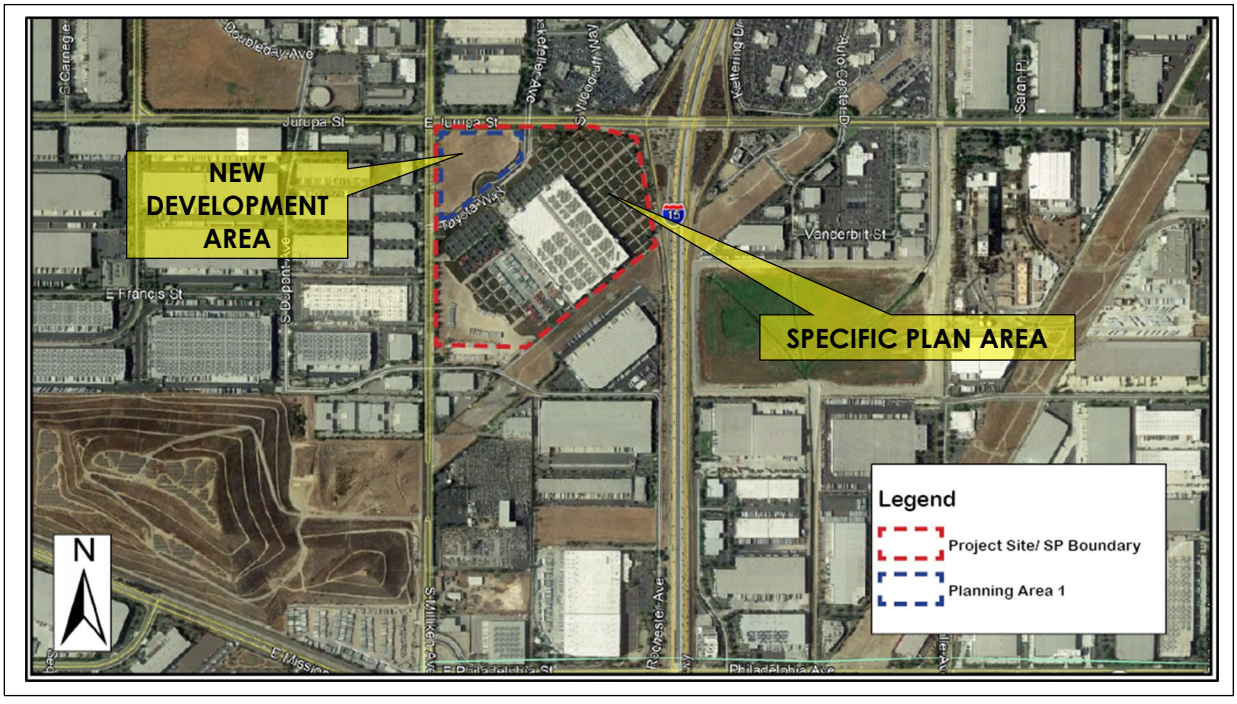



*Figure 3: AERIAL PHOTOGRAPH*

6. Policy Plan (General Plan) Designation: Industrial

7. Zoning Designation: Toyota/Ontario Business Park Specific Plan – Industrial Mixed Use

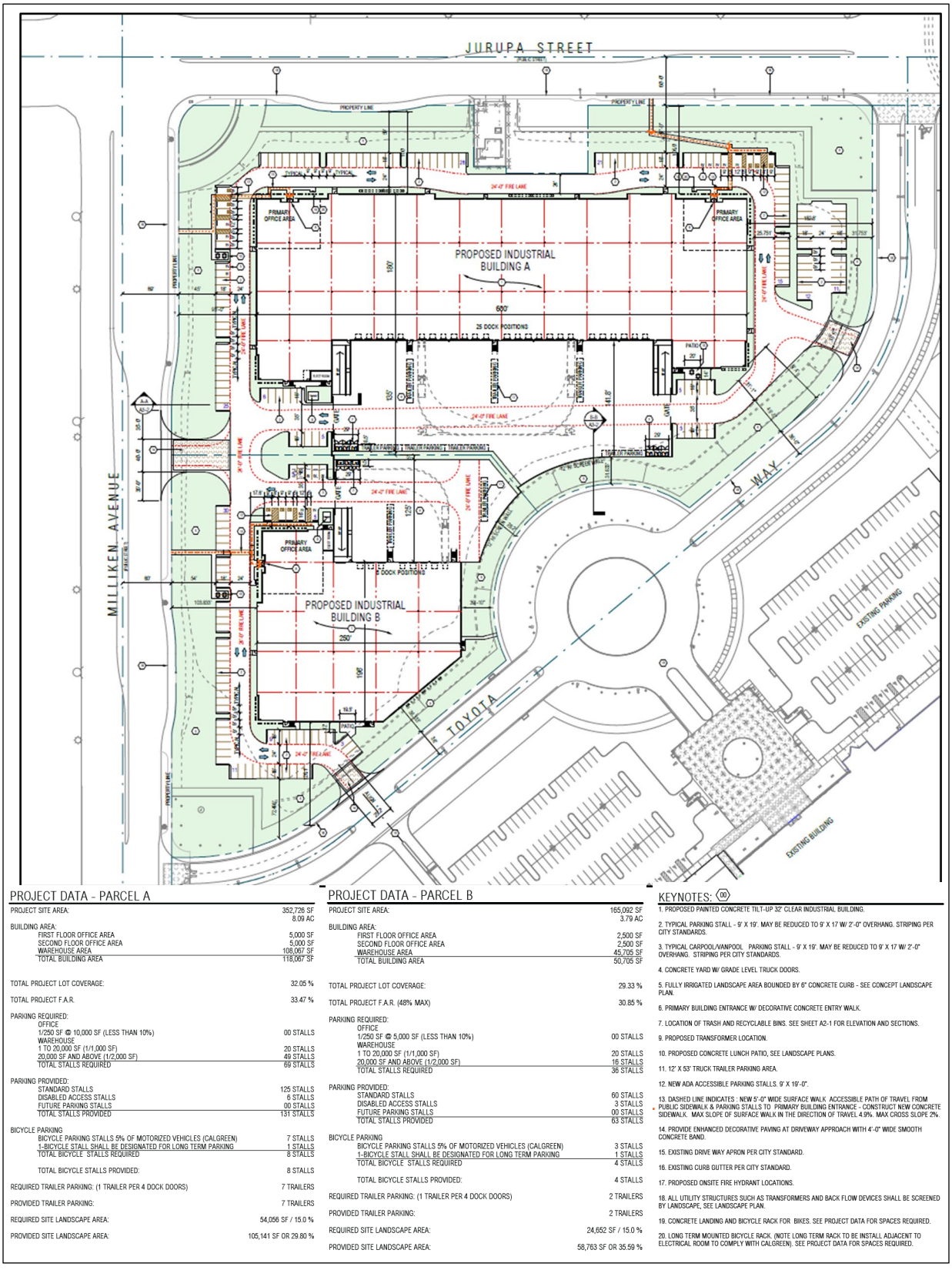
8. Description of Project: A Tentative Parcel Map (TPM No. 20147), submitted as part of the application, would subdivide the Specific Plan area into three parcels: Parcel 1 would include the Specific Plan area south of Toyota Way, which is already developed with an 807,068 square feet warehouse and distribution facility and no development for this area is proposed under this Project; Parcels 2 and 3 would be the area north of Toyota Way and include the northwest portion of the Project site where new development is proposed. As shown in Figure 4, the proposed Project would involve the construction of two industrial warehouse buildings totaling 168,722 square feet and associated site improvements.

   *Building A*. Building A, located on the northern portion of Project site, would total 118,067 square feet and include 108,067 square feet of warehouse space and 10,000 square feet of office space. The office component of the building would be two stories and would be located in the northwest and northeast corners of the building**.** Twenty-five truck loading docks would be located along the southern side of the building. A summary of development specifications are outlined in Tables 1 and 2.

   *Building B.* Building B, located on the southern portion of the Project site, would be located south of Building A and would total 50,705 square feet which would include 45,705 square feet of warehouse space with 5,000 square feet of office use. The office component of the building would be two stories and would be located in the northwest corner of the building. Eight truck loading docks would be located along the northern side of the building. A summary of development specifications are outlined in Tables 1 and 2.

**Table 1: Development Specifications**

| | **1425 S. Toyota Wy. (existing) / Parcel 1** | **Building A / Parcel 2** | **Building B / Parcel 3** |
|---|---|---|---|
| **Office Space** | 48,929 sf | 10,000 sf | 5,000 sf |
| **Warehouse Space** | 758,139 sf | 108,067 sf | 45,705 sf |
| **Total Building Area** | 807,068 sf | 118,067 sf | 50,705 sf |
| **Site Area (sf)** | 3,557,545 sf | 358,934 sf | 165,092 sf |
| **Site Area (acres)** | 81.67 ac | 8.24 ac | 3.79 ac |




PROJECT DATA - PARCEL A

| | |
|---|---|
| PROJECT SITE AREA: | 352,726 SF<br>8.09 AC |
| BUILDING AREA: | |
| FIRST FLOOR OFFICE AREA | 5,000 SF |
| SECOND FLOOR OFFICE AREA | 5,000 SF |
| WAREHOUSE AREA | 108,067 SF |
| TOTAL BUILDING AREA | 118,067 SF |
| TOTAL PROJECT LOT COVERAGE: | 32.05 % |
| TOTAL PROJECT F.A.R. | 33.47 % |
| PARKING REQUIRED: | |
| OFFICE | |
| 1/250 SF @ 10,000 SF (LESS THAN 10%) | 00 STALLS |
| WAREHOUSE | |
| 1 TO 20,000 SF (1/1,000 SF) | 20 STALLS |
| 20,000 SF AND ABOVE (1/2,000 SF) | 49 STALLS |
| TOTAL STALLS REQUIRED | 69 STALLS |
| PARKING PROVIDED: | |
| STANDARD STALLS | 125 STALLS |
| DISABLED ACCESS STALLS | 6 STALLS |
| FUTURE PARKING STALLS | 00 STALLS |
| TOTAL STALLS PROVIDED | 131 STALLS |
| BICYCLE PARKING | |
| BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CALGREEN) | 7 STALLS |
| 1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING | 1 STALLS |
| TOTAL BICYCLE STALLS REQUIRED | 8 STALLS |
| TOTAL BICYCLE STALLS PROVIDED: | 8 STALLS |
| REQUIRED TRAILER PARKING: (1 TRAILER PER 4 DOCK DOORS) | 7 TRAILERS |
| PROVIDED TRAILER PARKING: | 7 TRAILERS |
| REQUIRED SITE LANDSCAPE AREA: | 54,056 SF / 15.0 % |
| PROVIDED SITE LANDSCAPE AREA: | 105,141 SF OR 29.80 % |

PROJECT DATA - PARCEL B

| | |
|---|---|
| PROJECT SITE AREA: | 165,092 SF<br>3.79 AC |
| BUILDING AREA: | |
| FIRST FLOOR OFFICE AREA | 2,500 SF |
| SECOND FLOOR OFFICE AREA | 2,500 SF |
| WAREHOUSE AREA | 45,705 SF |
| TOTAL BUILDING AREA | 50,705 SF |
| TOTAL PROJECT LOT COVERAGE: | 29.33 % |
| TOTAL PROJECT F.A.R. (48% MAX) | 30.85 % |
| PARKING REQUIRED: | |
| OFFICE | |
| 1/250 SF @ 5,000 SF (LESS THAN 10%) | 00 STALLS |
| WAREHOUSE | |
| 1 TO 20,000 SF (1/1,000 SF) | 20 STALLS |
| 20,000 SF AND ABOVE (1/2,000 SF) | 16 STALLS |
| TOTAL STALLS REQUIRED | 36 STALLS |
| PARKING PROVIDED: | |
| STANDARD STALLS | 60 STALLS |
| DISABLED ACCESS STALLS | 3 STALLS |
| FUTURE PARKING STALLS | 00 STALLS |
| TOTAL STALLS PROVIDED | 63 STALLS |
| BICYCLE PARKING | |
| BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CALGREEN) | 3 STALLS |
| 1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING | 1 STALLS |
| TOTAL BICYCLE STALLS REQUIRED | 4 STALLS |
| TOTAL BICYCLE STALLS PROVIDED: | 4 STALLS |
| REQUIRED TRAILER PARKING: (1 TRAILER PER 4 DOCK DOORS) | 2 TRAILERS |
| PROVIDED TRAILER PARKING: | 2 TRAILERS |
| REQUIRED SITE LANDSCAPE AREA: | 24,652 SF / 15.0 % |
| PROVIDED SITE LANDSCAPE AREA: | 58,763 SF OR 35.59 % |

KEYNOTES:

1. PROPOSED PAINTED CONCRETE TILT-UP 32' CLEAR INDUSTRIAL BUILDING.
2. TYPICAL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
3. TYPICAL CARPOOL/VANPOOL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
4. CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.
5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.
7. LOCATION OF TRASH AND RECYCLABLE BINS. SEE SHEET A2-1 FOR ELEVATION AND SECTIONS.
9. PROPOSED TRANSFORMER LOCATION.
10. PROPOSED CONCRETE LUNCH PATIO, SEE LANDSCAPE PLANS.
11. 12' X 53' TRUCK TRAILER PARKING AREA.
12. NEW ADA ACCESSIBLE PARKING STALLS. 9' X 19'-0".
13. DASHED LINE INDICATES : NEW 5'-0" WIDE SURFACE WALK. ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.
14. PROVIDE ENHANCED DECORATIVE PAVING AT DRIVEWAY APPROACH WITH 4'-0" WIDE SMOOTH CONCRETE BAND.
15. EXISTING DRIVE WAY APRON PER CITY STANDARD.
16. EXISTING CURB GUTTER PER CITY STANDARD.
17. PROPOSED ONSITE FIRE HYDRANT LOCATIONS.
18. ALL UTILITY STRUCTURES SUCH AS TRANSFORMERS AND BACK FLOW DEVICES SHALL BE SCREENED BY LANDSCAPE, SEE LANDSCAPE PLAN.
19. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.
20. LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.

*Figure 4: DEVELOPMENT PLAN SITE PLAN*

| **Table 2: Applicable Development Standards** | | | | |
|---|---|---|---|---|
| **Development Standards** | **Required** | **Parcel 1/ 1425 S. Toyota Wy.** | **Parcel 2/ Building A** | **Parcel 3/ Building B** |
| Maximum FAR | 55% | 22.68% | 32.89% | 30.71% |
| Minimum Parcel Size | 1 acre | 81.67 acres | 8.24 acres | 3.79 acres |
| Maximum Building Height | 65 feet | No change | 41 feet | 41 feet |
| Minimum Building Setbacks<br>Milliken Avenue<br>Jurupa Street<br>Toyota Way | <br>45 feet<br>40 feet<br>25 feet | No change | <br>95 feet<br>100 feet<br>87.4 -173.6 feet | <br>103.8 feet<br>N/A<br>38.3 to 126 feet |
| **Warehousing and Distribution Parking Requirements** | | | | |
| Office-1 space/250 sf less than 10,000 sf<br><br>Warehouse-1 space/1,000 sf to 20,000 sf<br><br>Plus 1 space/2,000 sf 20,000 sf and above<br><br>Parking Space Totals | 20 spaces<br><br>Bldg A = 20 spaces<br>Bldg B = 20 spaces<br><br>Bldg A = 44 spaces<br>Bldg B = 23 spaces<br><br>Bldg A = 84 spaces<br>Bldg B = 63 spaces | No change | Total Spaces: 131 | Total Spaces: 63 |
| Plus 1 tractor trailer parking space | 1 space/4 dock doors | No change | 25 dock doors<br>7 spaces | 8 dock doors<br>2 spaces |
| Source: Discretionary Permit Application, May 2021; Project Site Plan, August 2021. | | | | |

*Architecture.* The proposed buildings would be concrete tilt-up construction with painted and scored accents. The design provides glazing and color variation along the length of the buildings, and would utilize a combination of materials and colors. The main colors of the buildings would be Nebulous White with accents colors of Online (medium) and Steely Gray (dark), with Leisure Blue trimming. The primary window blue reflective glass Solarcool Pacifica is located on the wall panels, the building corners, and office areas. There are trellises and free-standing concrete columns painted with a brushed Stainless color to provide accents to the buildings. The proposed screen walls would match the paint and color variations of the buildings. Conceptual elevations are shown in Figure 5.

The buildings designs would also incorporate the following features:

- Recessed primary entry doors
- Two story glazing
- Punched square first and second floor windows with thin concrete legs in a pattern to create an office look
- Concrete trellis with metal fin with canopy top
- Higher parapets at the primary entry to create hierarchy
- Higher parapets at the secondary corners to create additional hierarchy

*Landscaping.* Landscaping is proposed along all streets frontages, along Toyota Way, on the front and side setbacks adjacent to the buildings, and throughout the parking areas. The Project provides landscaping which exceeds the 15 percent landscaping requirement, and includes 29.80 percent for Building A and 35.59 percent for Building B. A landscaping plan is shown in Figure 6.

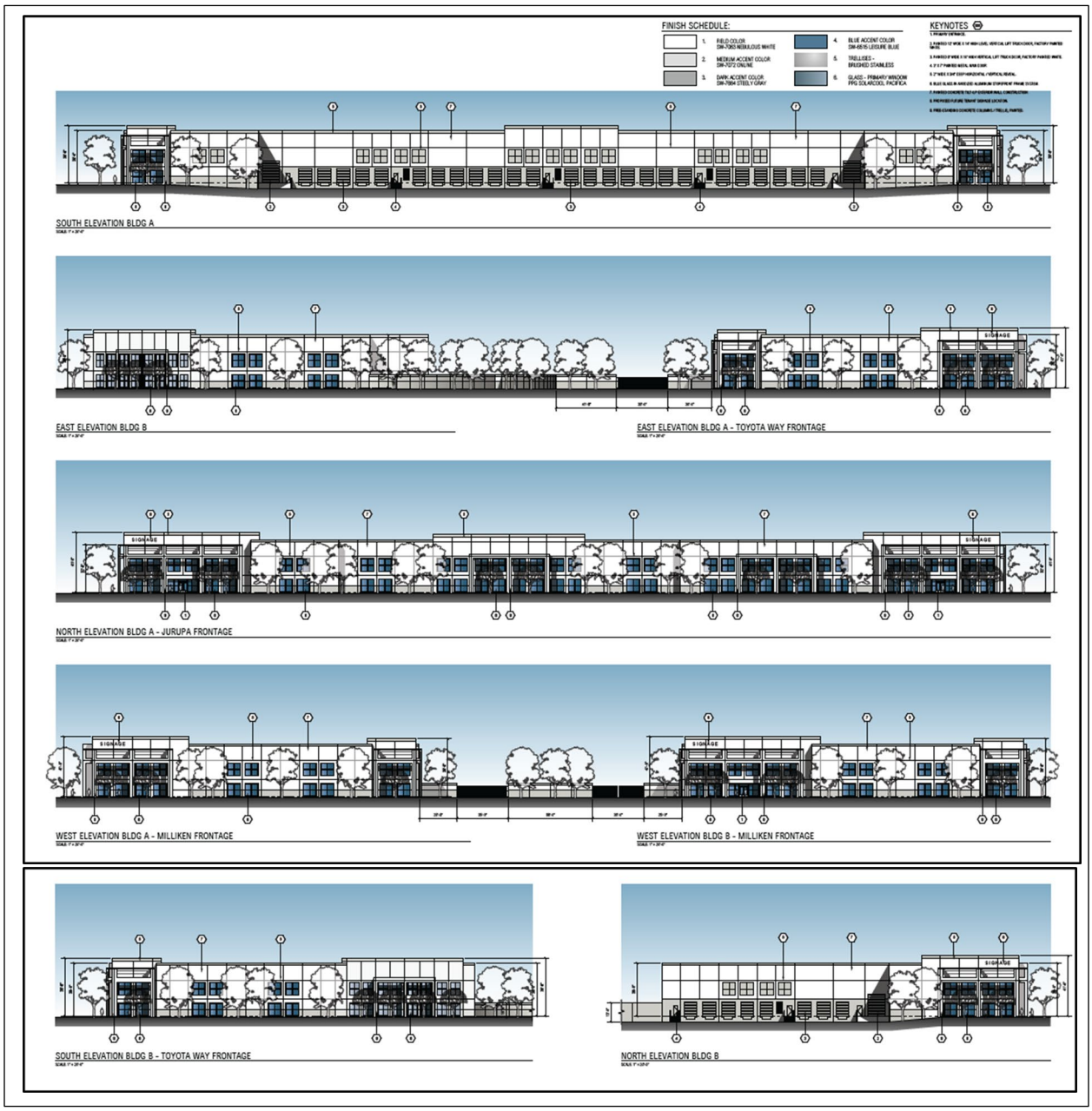



*Figure 5: CONCEPTUAL BUILDING ELEVATIONS*

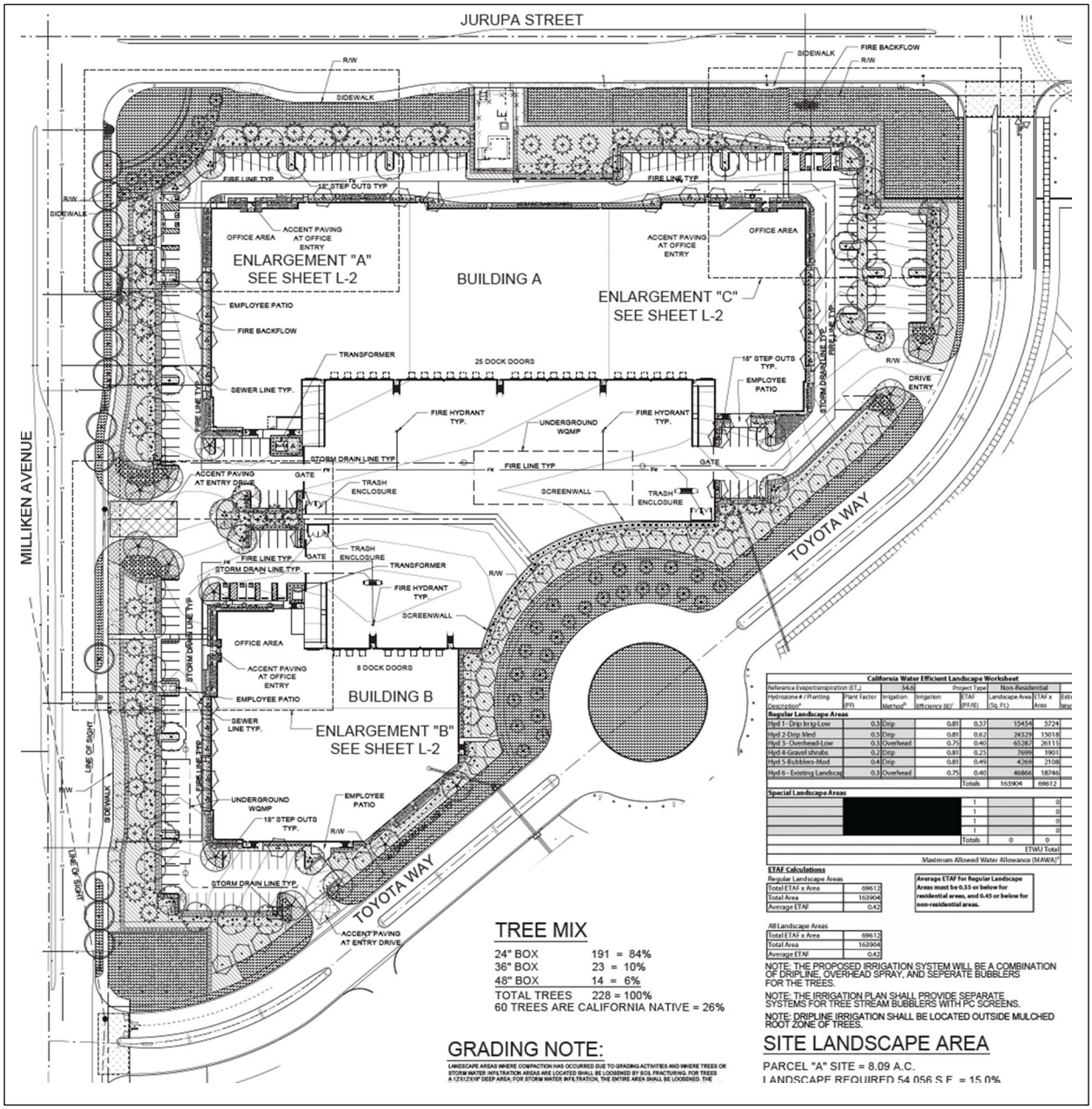



*Figure 6: CONCEPTUAL LANDSCAPE PLAN*

*Drainage*. For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot along the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the Project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from north of the building would be conveyed through storm drain Line C. Runoff from south of the building would be conveyed through storm drain Line D. The

proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way.

*Circulation.* There are two driveways off Toyota Way that would provide access to the site. A 35-foot wide driveway, located east of Building A, would be for automobile and truck use. To the south of Building B there would be a 29-foot wide driveway for automobile use only. A 40-foot wide driveway located along Milliken Avenue would provide direct access to the truck courts of both buildings.

Emergency vehicle access would be provided around the two buildings with 24-foot wide drive aisles through the parking areas and truck court. The majority of the automobile parking would be located along the perimeter of the proposed buildings.

**Prior Environmental Analysis of Project Site.** The Project site is located within the boundary of the Toyota/Ontario Business Park Specific Plan (Specific Plan), which was adopted in August 1993. The Specific Plan area is Assessor's Parcel Number (APN) 0238-121-75, totaling 95.35 gross acres

On January 27, 2010, the Ontario City Council adopted The Ontario Plan (TOP). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources.

An Environmental Impact Report was prepared for TOP (TOP FEIR) (SCH # 2008101140) and certified by the City Council on January 27, 2010 and included Mitigation Measures, Findings, and a Statement of Overriding Considerations pursuant to CEQA. TOP FEIR analyzed the direct and physical changes in the environment that would be caused by implementation of TOP, focusing on changes to land use associated with the buildout of the proposed land use plan, and the associated population and employment growth in the City. The Project site was analyzed in TOP FEIR as industrial (See Exhibit A, TOP EIR Figure 1-3, Proposed Land Use Plan) to be consistent with the industrial uses to the north, west, and south of the Project site, Interstate I-15 freeway to the east, and the Project site's location under the landing path of the Ontario International Airport. The significant unavoidable adverse impacts that were identified in TOP FEIR included: agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

In 2019, Toyota requested a Specific Plan Amendment to change the zoning of the Project site (identified as Planning Area 1 in the Specific Plan) from Office/Research & Development (Office/R&D) to Industrial Mixed Use, which would allow for both Office/R&D and warehouse/distribution/manufacturing uses on the site. The Specific Plan Amendment also updated the landscape palette to conform to current drought tolerant landscape practices, which apply to any development in the Specific Plan area. Revisions to the Specific Plan also included:

- Any graphic that showed Planning Area 1 zoning as Office/R&D was changed to Industrial Mixed Use.
- Text in the Specific Plan that referred to Office/R&D was revised to reflect the new

designation of Industrial Mixed Use.
- Permitted Uses under Industrial Mixed Use was updated to include warehouse and distribution uses.
- Graphic and text references to Rockefeller Drive within the Specific Plan area were changed to reflect the actual street name: Toyota Way.
- The landscape palette and graphic representations of landscape were updated to reflect more drought tolerant materials.
- Specific Design Guidelines for Office/R&D district were retitled to Industrial Mixed Use.

To evaluate the environmental impacts associated with the Specific Plan Amendment, the City prepared an Addendum to TOP FEIR. The Specific Plan Amendment, File No. PSPA 19-004 was approved in 2020 with an environmental Addendum Resolution No. 2020-063, which included the review and approval of three updated technical studies including a Traffic Trip Generation Comparison Letter, Greenhouse Gas Emissions CEQA Thresholds and Screening Tables, and a Cultural Resources Report.

**Use of an Addendum.** According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162, requiring the preparation of a subsequent Negative Declaration or EIR, have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration are needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects*.

   Substantial changes are not proposed by the Project, and Project construction and operation would not require revisions to TOP FEIR. TOP FEIR analyzed the environmental impacts that would be caused by implementation of TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. The Project site is located in the Toyota/Ontario Business Park Specific Plan area, with a zoning designation of Industrial Mixed Use, which would allow warehouse/distribution uses along with the Office/R&D uses. As described in the Specific Plan and, therefore, analyzed in TOP FEIR, maximum development within Planning Area 1 could be up to 300,000 square feet. The proposed Project would include 168,722 square feet of warehouse use on the site, which would be significantly less development than assumed at the site in TOP FEIR. Therefore, the proposed Project would result in the less development than TOP FEIR analyzed at buildout.

   Because the proposed Project would result in reduction in development, compared to the site development assumptions originally included in TOP FEIR analysis, no revisions to TOP FEIR are required. A trip generation comparison was conducted by Ganddini Group, and reviewed by the City's Traffic Engineering Division, which compares trip generation at the Project site under the original zoning versus the development proposed under the Specific Plan Amendment. As shown below in Table 3, the Specific Plan Amendment zoning would result in 2,528 fewer daily personal car equivalent (PCE) trips compared to the development allowed under the prior zoning included in TOP FEIR. It should also be noted that the proposed Project would include less square footage than analyzed within the Ganddini Group trip generation comparison, so the reduction in trips would likely be greater than what was identified in Table 3.

| **Table 3: Trip Generation Comparison** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Trip Generation | | | | | | |
| | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| Zoning | Quantity | In | Out | Total | In | Out | Total | |
| Original Zoning (Office) | 300,000 SF | 299 | 49 | 348 | 55 | 290 | 345 | 2,922 |
| Proposed (Warehouse) | 173,247 SF | 35 | 14 | 49 | 16 | 36 | 52 | 394 |
| **Trip Generation Comparison (Proposed Project – Original Zoning)** | | **-264** | **-35** | **-299** | **-39** | **-254** | **-293** | **-2,528** |
| Source: Ganddini Group Inc, 2019. | | | | | | | | |

In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Additionally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. Construction and operation of the proposed Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   Substantial changes have not occurred that would require major revisions to TOP FEIR. TOP FEIR evaluated the Project site as Industrial with a maximum FAR of 0.55 (see attached Exhibit "A"- TOP EIR Figure 1-3, Proposed Land Use Plan), consistent with the surrounding industrial properties to the north, west, and south. A Specific Plan Amendment was adopted by the City Council and an Addendum to TOP FEIR was prepared and adopted in 2020. The proposed Project would result in the construction of two warehouse buildings, and associated site improvements, and would be consistent with the Industrial Mixed Use land use designation included in the Specific Plan Amendment. No proposed changes or revisions to TOP FEIR are required. In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Lastly, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding. No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

   No new information has been provided that would indicate the proposed Project would result in any new significant effects not previously discussed in TOP FEIR. As stated above in Section 2, no substantial changes have occurred with respect to the circumstances under which the Project was undertaken. TOP FEIR evaluated the site as Industrial with a maximum FAR of 0.55 (see attached Exhibit "A"- TOP EIR Figure 1-3, Proposed Land Use Plan), consistent with the surrounding industrial properties to the north, west, and south. Since adoption of the 1992 General Plan and the 2010 TOP FEIR, the Project site and

surrounding area have been planned for and remained industrial use (see attached Exhibit "B"- 1992 General Plan Land Use Map). Therefore, no proposed changes or revisions to TOP FEIR are required. In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Finally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

**CEQA Requirements for an Addendum.** If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the negative declaration are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines Section 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:

    i. The project will have one or more significant effects not discussed in the previous negative declaration;

    ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, if the proposed Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an addendum to TOP FEIR.

**Conclusion**. TOP FEIR, certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA and in accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). TOP FEIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment associated with implementation of TOP. Consequently, TOP FEIR focused on impacts from changes to land use associated with buildout of the City's Land Use Plan, and impacts from the resulting population and employment growth in the City. The proposed Project is consistent with the existing uses of the properties and uses within the surrounding areas. As described above, the amount of development associated with the proposed Project would be lower for Planning Area 1 than TOP FEIR analyzed.

Accordingly, and based on the findings and information contained in the previously certified TOP FEIR, the analysis above, the attached Initial Study, and CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in TOP FEIR. No changes or additions to TOPF EIR analyses are necessary, nor is there a need for any additional mitigation measures. Therefore, pursuant to State CEQA Guidelines Section 15164, the Ontario City Council hereby adopts this Addendum to TOP FEIR.

9. Project Setting: The Project site is relatively flat with minimal topographic variation, with the majority of the area being developed with the warehouse building, parking lot and landscaping. The vacant area of the project site being proposed for new development is primarily covered in grass. Mature palm trees are planted at various locations along the perimeter of the site with shrubs located along the Toyota Way frontage. Existing sidewalks are located along the Milliken Avenue and Jurupa Street frontages. Street lighting is also located along the perimeter of the site. A city well and structure is south of Jurupa Street immediately adjacent to the Project site; however, this area is not included within the Project site. The Project site is located in a developed, urban area of the City of Ontario, and is surrounded by business park uses, warehouses, and distribution facilities.

   The Project site is located within the Toyota/Ontario Business Park Specific Plan (Specific Plan), which identifies the land use of the site as Industrial Mixed Use and Warehouse/Distribution. As described in the Specific Plan, which was adopted in August 1993, the purpose of the document is to assure the systematic implementation of the goals and policies contained in the Ontario General Plan. The Specific Plan contains development standards for the classifications of land use within the Project site, and addresses transportation and circulation, streetscape and landscape guidelines, and infrastructure and public services.

   The proposed new industrial buildings would be located on approximately 13 acres of vacant land in the northwest corner of the Project site and bounded by Jurupa Street to the north, Toyota Way to the south and east, and Milliken Avenue to the west.

10. Surrounding Land Uses:

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| Site: | Warehouse, vacant | Industrial | Toyota Ontario Business Park Specific Plan | Industrial Mixed Use, Warehouse/Distribution |
| North: | Warehouse/ Distribution | Industrial | California Commerce Center Specific Plan | Light Industrial |

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| South: | Warehouse | Industrial | Entratter Industrial Specific Plan | Industrial |
| East: | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway |
| West: | Office/Business Park | Industrial | California Commerce Center Specific Plan | Light Industrial, Commercial/Food/Hotel |

11. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement): None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?
☐Yes ☒ No

If "yes", has consultation begun? ☐ Yes ☐ No ☐ Completed

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture/Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |
| ☐ Tribal Cultural Resources | ☐ Wildfire | ☐ Energy |

**DETERMINATION** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been

made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

| | |
|---|---|
| Signature: Edmelynne V. Hutter | Date: November 16, 2021 |
| Printed Name: Edmelynne V. Hutter, Senior Planner | For: City of Ontario |

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analyses Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significance.

(Note: Example explanations have been provided. Add, remove, or replace as needed.)

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| 1. AESTHETICS. Except as provided in Public Resources Code section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?) | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| 2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant | | | | |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| 3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| 4. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| and Game or U.S. Fish and Wildlife Service? | | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |
| 5. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| 6. ENERGY. Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| 7. GEOLOGY AND SOILS. Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| liquefaction? | | | | |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ☒ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |
| 8. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| 9. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| involving wildland fires? | | | | |
| 10. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) Result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| d) Impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| e) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| 11. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| 12. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| 13. NOISE. Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| 14. POPULATION AND HOUSING. Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| 15. PUBLIC SERVICES. Would the project: | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | ☐ | ☐ | ☐ | ☒ |
| ii) Police protection? | ☐ | ☐ | ☐ | ☒ |
| iii) Schools? | ☐ | ☐ | ☐ | ☒ |
| iv) Parks? | ☐ | ☐ | ☐ | ☒ |
| v) Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| 16. RECREATION. | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| 17. TRANSPORTATION. Would the project: | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| 18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| 19. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) 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? | ☐ | ☐ | ☐ | ☒ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c) 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? | ☐ | ☐ | ☐ | ☒ |
| d) 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? | ☐ | ☐ | ☐ | ☒ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| 20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| 21. MANDATORY FINDINGS OF SIGNIFICANCE. (State CEQA Guidelines section 15065(a).) | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | ☐ | ☐ | ☐ | ☒ |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | ☐ | ☐ | ☐ | ☒ |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☒ |
| Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.<br>Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656. | | | | |

EXPLANATION OF ISSUES

1. AESTHETICS. Would the project:

   a. Have a substantial adverse effect on a scenic vista?

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) requires all major require north-south streets be designed and redeveloped to feature views of the San Gabriel Mountain. The project site is located along Milliken Avenue and Jurupa Street, both principal arterials, as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan.

The proposed Project would allow for the construction of warehouses within an area that has warehouse, business park, and industrial development. While construction of the Project may block some public views to the north, intermittent views of the San Gabriel Mountains would still be available, and the Project would not result in significant adverse environmental impacts with

regard to views of the San Gabriel Mountains; no significant adverse impacts on a scenic vista would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. In addition, there are no historic buildings or any scenic resources identified on or in the vicinity of the project site. Therefore, it will not result in adverse environmental impacts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion of Effects: The project would not degrade the existing visual character or quality of the site or its surroundings. The project site is located in an urban area that is characterized by industrial development and is surrounded by urban land uses. Development of the proposed Project would be required to meet policies of the TOP Community Design Element and zoning designations on the property. Furthermore, the proposed Project would be required to be consistent with the design guidelines and development standards of the Toyota/Ontario Business Park Specific Plan. The Project site is zoned for Industrial Mixed Use, and the Project would not conflict with regulations governing scenic quality.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Discussion of Effects: New lighting will be introduced to the site with the development of the project. Pursuant to the requirements of the City's Development Code, project on-site lighting will be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

Furthermore, as required by the Toyota/Ontario Business Park Specific Plan, a Master Lighting Plan would be submitted to the City of Ontario for review and approval. The Master Plan would contain criteria and standards governing lighting along Toyota Way, lighting within parking lots and access drives, and lighting improvements for pedestrian walkways. The Master Plan would also establish minimum illumination criteria consistent with City of Ontario policies on exterior illumination. Site lighting would be directed inward and downward, to avoid spillover of light and glare onto the adjacent freeway, nearby public streets or onto adjacent properties.

Additionally, the Project would be required to adhere to the following performance standard included in the Toyota/Ontario Business Park Specific Plan:

> ***5.11.3 Light and Glare:*** *No lighting fixture shall create any illumination which exceeds five foot candles on adjacent parcels of land, whether such illumination is direct or indirect. Glare levels shall be measured with a photoelectric photometer following standard spectral luminous efficiency curves adopted by the International Commission of Illumination.*

Site lighting plans are subject to review by the Planning Department and Ontario Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance); no significant adverse impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion of Effects: The proposed development site is presently vacant and does not contain any agricultural uses. Further, the site is identified as Urban and Built-up Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion of Effects: The project site is not zoned for agricultural use. The project site zoned is Industrial Mixed Use (Toyota Ontario Business Park Specific Plan). The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section

4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

Discussion of Effects: Impacts to forest land were not analyzed in TOP FEIR, but this topic has since been included as part of the revisions to the State CEQA Guidelines. The Project site is zoned Industrial Mixed Use. Development of the proposed Project would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production as those land use designations do not exist within the City of Ontario. No impacts to forest or timberland would occur.

Mitigation: No additional mitigation is required. The proposed Project would not conflict with existing zoning or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur and no further analysis of impacts to forest resources or timberland is required in TOP FEIR; no changes or additions to TOP FEIR analysis are necessary.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, the proposed project would not result in the loss or conversion of forest land.

Mitigation: No additional mitigation is required. The proposed Project would not result in a loss of forest land or conversion of forest land to non-forest use. No impact would occur and no further analysis of impacts to forest resources is required in TOP FEIR; no changes or additions to TOP FEIR analyses are necessary.

e. Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Discussion of Effects: Construction of the proposed Project would not result in changes to the existing environment that would result in the loss of farmland. While conversion of farmland increases the potential for adjacent areas to also be converted from farmland to urban uses, there are no agricultural uses occurring onsite or in the immediate vicinity of the Project site; the Project does not directly or indirectly result in conversion of farmland. No new cumulative impacts beyond those identified in the Certified TOP FEIR would result from Project construction. As a result, the Project would not result in loss of Farmland to non-agricultural use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. The proposed Project would not result in the conversion of forest land to non-forest use.

Mitigation Required: No additional mitigation is required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion of Effects: As described in TOP FEIR, TOP would not be consistent with the South

Coast Air Quality Management District's Air Quality Management Plan (AQMP) because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Furthermore, buildout of TOP Land Use Plan would exceed estimates of population, employment, and VMT for Ontario; these emissions are not included in the regional emissions inventory for the SoCAB used for the analysis within TOP FEIR. Therefore TOP was considered inconsistent with the AQMP resulting in a significant unavoidable impact.

Because the proposed Project would result in a decrease in the amount of development than was anticipated at the Project site under TOP FEIR, construction and operation of the proposed Project would not increase the identified significant air quality impact associated with implementation of TOP

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Discussion of Effects: As described in TOP FEIR, both construction and operational air quality impacts associated with implementation of TOP Land Use Plan were deemed to be significant. Mitigation measures were identified, but the impacts were still considered significant and unavoidable. These mitigation measures are applicable to the proposed Project, and are included below:

*3-1: The City of Ontario Building Department shall require that all new construction projects incorporate all feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:*

- *Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:*
- *Requiring use of nontoxic soil stabilizers to reduce wind erosion.*
- *Applying water every four hours to active soil-disturbing activities.*
- *Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.*
- *Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.*
- *Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.*
- *Limiting nonessential idling of construction equipment to no more than five consecutive minutes.*
- *Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.*

*3-2: The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).*

Because the proposed Project would result in a decrease in the amount of development anticipated at the Project site compared to what was assumed in TOP FEIR, construction and

operation of the proposed Project would not increase the anticipated air quality impacts identified within TOP FEIR.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

c. Expose sensitive receptors to substantial pollutant concentrations?

Discussion of Effects: As described in TOP FEIR, eight high vehicle count intersections were evaluated for CO emissions, and it was determined that sensitive receptors in the area would not be significantly adversely affected by CO emissions generated at buildout of the Land Use Plan. Localized air quality impacts related to mobile-source emissions were identified as being less than significant.

In addition, as noted in TOP FEIR, the California Air Resource Board (CARB) developed and approved the *Air Quality and Land Use Handbook: A Community Health Perspective* in May 2005 to address the siting of sensitive land uses in the vicinity of freeways, distribution centers, rail yards, ports, refineries, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. This guidance document was developed to assess compatibility and associated health risks when placing sensitive receptors near existing pollution sources.

As detailed in TOP FEIR Table 5.3-9, CARB provides the following recommendations for siting new sensitive land uses for distributions centers:

- Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units [TRUs] per day, or where TRU unit operations exceed 300 hours per week).
- Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.

The Project site is located within an industrial area, and is not located in close proximity to any sensitive receptors.

The proposed warehouse would not be located within 1,000 feet of any sensitive receptor, and is not anticipated to generate 100 truck trips per day; the trip generation analysis provided by Ganddini Group estimated 61 truck trips per day. The proposed Project would not place sensitive receptors near existing pollution sources. Therefore, impacts related to the exposure of sensitive receptors to substantial pollutant concentrations would not occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Discussion of Effects: As described in TOP FEIR, construction activity would require the operation of equipment that may generate exhaust from either gasoline or diesel fuel. Construction and development would also require the application of paints and the paving of roads, which could generate odors from materials such as paints and asphalt. As these odors are short-term in nature and quickly disperse into the atmosphere, this is not considered significant. Additionally, commercial, industrial, and residential projects, associated with implantation of TOP are also required to comply with SCAQMD Rule 402 to prevent occurrence of public nuisances. As a result, Project-related odors are required to avoid the creation of a public nuisance. Odorous emissions attributable to implementation of TOP are not considered a significant adverse impact to air quality.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

4. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: The Project site is within an urbanized area, characterized by industrial development, and lacks native habitat. However, the United States Department of Fish and Wildlife (USFWS) has identified the Project vicinity as an area where the endangered Delhi Sands flower-loving fly (*Rhaphiomidas terminates abdominalis*) is known to currently or to have at one time existed. Because the Delhi Sands flower-loving fly requires a specific habitat type, this species requires site specific considerations, protection and enhancement of its limited habitat type, and species specific management to maintain the habitat and populations. To avoid potential impacts to this species, the proposed Project conducted pre-construction surveys for Delhi Sands flower-loving fly to determine if the species or its habitat are currently located on the Project site. The pre-construction surveys of the site determined that there is currently no extant habitat for the species nor were any individuals of the species observed on the Project site. Therefore, impacts to species identified as a candidate, sensitive, or special status species will not occur as a result of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: The Project site is within an urbanized area and lacks native habitat. According to the United States National Wetlands Inventory (NWI), no riparian habitat is found within the Project site. Therefore, no significant impact would occur to riparian or other sensitive natural communities as a result of construction and operation of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion of Effects: The Project site is within an urbanized area and lacks any wetlands. According to the United States National Wetlands Inventory (NWI), no wetlands occur within the Project site; no significant wetlands impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion of Effects: As described in TOP FEIR, no regional wildlife movement corridors have been identified in the City, and most of the City is ill-suited for the purposes of wildlife movement. Furthermore, the Project site is within an urban area with industrial uses and is bounded on all sides by development. As a result, there are no wildlife corridors connecting this site to other areas. Therefore, no significant wildlife corridor impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion of Effects: As described in TOP EIR, while the City of Ontario does not have any municipal ordinances for the protection of trees on private property, Municipal Code Sections 10-1.25 and 10-2.05 prohibit the damaging or destruction of trees on City property, except under conditions specified in the Municipal Code. Additionally, TOP Policy ER5-2 notes that the City will comply with state and federal regulations regarding protected species. The proposed Project would not conflict with any local policies or ordinances protection biological resources.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

5. CULTURAL RESOURCES. Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Discussion of Effects: The Project site is vacant and does not contain any buildings or structures constructed more than 50 years ago (generally, structures need to be at least 50 years or older to be considered historical resources). As such, there are no structures onsite eligible for listing in the California Register of Historic Resources.

A Cultural Resources Records Search was conducted on July 16, 2019 at the California Historic Resource Inventory System at the South Central Coastal Information Center (CHRIS-SCCIC). The records search indicated that there are no cultural resources (prehistoric, historic, or built environments) recorded within the Project boundaries. There was one historic resource (CA-SBR-008857H) located within a one-half mile radius of the Project site. The historic resource is a section of the Southern California Edison Company's Lugo-Mira No. 1 500kv Transmission Line. The

transmission line was determined eligible for listing in the National Register of Historic Place (NRHP) under Criteria A and C, and therefore, is eligible for listing in the California Register of Historic Resources. However, this historic resource would not be impacted (directly or indirectly) by the proposed Project. Therefore, no significant impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Discussion of Effects: As described in TOP FEIR, a records review at the Archaeological Information Center at San Bernardino County Museum (SBCM) indicated no known prehistoric archaeological resources in the City of Ontario; however, only about 10 percent of the City has been adequately surveyed for prehistoric or historic archaeology. Figure 5.5-2 of TOP FEIR shows that the Project site has not been surveyed for archeological resources. The CHRIS-SCCIC records search, noted in subsection "a" above, did not identify prehistoric, historic, or historic built environments within or adjacent to the Project boundaries. Additionally, an NAHC Sacred Lands File search failed to indicate archaeological resources or artifacts associated with Tribal Cultural Resources (TCRs) within the Project site.

The Project site has been highly disturbed by modern human activities including agricultural use from the 1940's through the 1960's and the development and construction of the Toyota Motors North American Parts Center and supporting infrastructure that would have displaced potential surface and subsurface archaeological resources. The proposed Project would not impact cultural (prehistoric, historic, or historic built environments) resources and no mitigation measures are recommended.

While no adverse impacts to archeological resources are anticipated at the site due to its urbanized nature, the following City Standard Conditions of Approval would be applied should unanticipated archaeological resources be discovered during excavation or construction:

> *5.2 If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented*.

Mitigation: No additional mitigation is required. The Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Discussion of Effects: The proposed Project is located in an area that has been previously disturbed by human activity. No known religious or sacred sites exist within the Project area, and human remains are not expected to be encountered during construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, the following City Standard Conditions of Approval would be applied in the event of unanticipated discoveries of human remains are identified during excavation and construction activities:

*5.1 If human remains are found during Project grading, excavation, or construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed (if deemed applicable)*.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

6. ENERGY. Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Discussion of Effects: Energy was not analyzed in TOP FEIR, but was included as part of the 2019 revisions to the State CEQA Guidelines. Implementation of the proposed Project would increase the demand for electricity and natural gas at the Project site and gasoline consumption in the region during construction and operation. A detailed discussion is provided below:

***Electricity***

*Construction*. Temporary electric power would be required for lighting and electronic equipment (e.g., computers) located in trailers used by the construction crew. However, the electricity used for such activities would be temporary and would have a negligible contribution to the Project's overall energy consumption.

*Operation*. Operation of the proposed Project would require electricity for multiple purposes, such as: building heating and cooling, lighting, appliances, and electronics. Although electricity consumption would increase at the site under implementation of the proposed Project, the building envelope, HVAC, lighting, and other systems, would be designed to maximize energy performance. The Project would also be subject to statewide mandatory energy requirements as outlined in the CALGreen Code. In addition, the Project would implement additional measures, as detailed in the GHG reduction measures screening table, which would further reduce electricity consumption. For these reasons, the electricity that would be consumed by the Project is not considered to be inefficient or wasteful, and impacts would be less than significant.

***Natural Gas***

*Construction*. Natural gas consumption is not anticipated during construction of the Project. Fuels used for construction would generally consists of diesel and gasoline, which are discussed in the next subsection. Any amounts of natural gas that may be consumed during Project construction would be nominal and would have a negligible contribution to the Project's overall energy consumption.

*Operational*. The operational phase of the proposed Project would require natural gas consumption for various purposes, such as building heating and cooling. While natural gas consumption would increase at the site with construction of the proposed Project, the building envelope, HVAC, lighting, and other systems, would be designed to maximize energy performance. The Project would be subject to statewide mandatory energy requirements as outlined in the CALGreen Code. For these reasons, the natural gas that would be consumed by the Project is not considered to be inefficient or wasteful, and impacts would be less than significant.

***Diesel and Gasoline Fuel***

*Construction*. Diesel and gasoline fuels, also referred to as petroleum in this subsection, would be consumed throughout construction of the Proposed Project. Fuel consumed by construction equipment would be the primary energy resource consumed over the course of construction, and vehicle miles traveled (VMT) associated with the transportation of construction materials (e.g., deliveries to the site) and worker trips to and from the site would also result in petroleum consumption. Whereas on-site, heavy-duty construction equipment and delivery trucks would predominantly use diesel fuel, construction workers would generally rely on gasoline-powered vehicles. Construction-related vehicles would be required to comply with CARB's Airborne Toxic Control Measures, which restricts heavy-duty diesel vehicle idling to five minutes. Since petroleum use during construction would be temporary and required to conduct development activities, it would not be wasteful or inefficient, and impacts would be less than significant.

*Operational*. Fuel consumption associated with development pursuant to the proposed Project's operational phase would primarily be attributable to workers commuting to and from the Project and the operation of large, diesel-powered trucks (e.g., semi-trucks) needed to transport goods. Over the lifetime of the Project, the fuel efficiency of the vehicles being used by the employees is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation is anticipated to decrease over time. Operation of the Project is expected to decrease the amount of petroleum it consumes in the future due to advances in fuel economy. Although the proposed Project would increase petroleum use in the region during construction and operation, the use would be a small fraction of the statewide use and, due to efficiency increases, would diminish over time. As such, petroleum consumption associated with the Project would not be considered inefficient or wasteful and would result in a less-than-significant impact.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to TOP FEIR analyses are necessary.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Discussion of Effects: The proposed Project would not conflict with or obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. The California Title 24 Building Code contains energy efficiency standards for non-residential buildings. These standards address electricity and natural gas efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelope (e.g., windows, doors, walls and rooves, etc.) on energy consumption. As described above, the Project would be required to comply with the 2019 CALGreen standards, and would implement additional measures identified in the City's Greenhouse Gas Reduction Measures Screening Threshold Table for Commercial and Industrial Development. Given the above, the proposed Project would not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency. This impact would be less than significant.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to TOP FEIR analyses are necessary.

7. GEOLOGY & SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Ontario Plan FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the project site, fault rupture within the project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

ii. Strong seismic ground shaking?

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Figure LU-6) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iii. Seismic-related ground failure, including liquefaction?

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iv. Landslides?

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (less than 2 percent slope across the city) makes the chance of landslides remote. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in substantial soil erosion or the loss of topsoil?

Discussion of Effects: Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, the following City Standard Conditions of Approval would reduce the potential for substantial erosion:

> *3.67 Prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan shall be submitted to, and approved by, the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system.*

Compliance with the California Building Code, review of grading plans, and approval and implementation of the Erosion and Sediment Control Plan by the Engineering Department would ensure no significant erosion impacts occur. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, California Building Code, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion of Effects: Please see Section 7.a.iii for a discussion of liquefaction and Section 7.a.iv for a discussion of landslides.

Lateral spreading is a form of horizontal displacement of soil toward an open channel or other "free" face, such as an excavation boundary. Lateral spreading may also occur where open banks and unsupported cut slopes provide a free face. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and most often results from human activities such as the extraction of oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage.

As described in TOP FEIR, projects developed pursuant to TOP would be required to meet the most current seismic safety requirements in the California Building Code (CBC). Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. TOP Policy S1-1 would require that all new habitable structures be designed in accordance with the most recent Building Code adopted by the City, including provisions regarding lateral forces and grading. Implementation of TOP strategies, California Building Code, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and

addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Discussion of Effects: Soils containing expansive clay minerals can shrink or swell substantially as the moisture content decreases or increases. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand.

As described in TOP FEIR, expansive soils are likely in the southern parts of the City, where there are silts, sandy silts, and silty clays. Near-surface soils in the northern and central parts of the City are primarily granular, that is, silty sand, sand, and gravel; such sediments are usually non-expansive or have very low expansion potential. Projects in the southern part of the City considered for approval under TOP could expose persons or structures to potentially significant hazards from expansive soils. However, compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure no significant impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion of Effects: The Project area is served by the local sewer system and the use of septic tanks or alternative wastewater disposal systems is not proposed.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

g.

Discussion of Effects: A paleontological resources records search prepared for the Project site commissioned through the Natural History Museum of Los Angeles County (NHMLAC) did not identify previously recorded vertebrate fossil localities or unique geological features within the Project Site or within a one-mile radius. There are two previously recorded fossil localities (LACM 7811: Masticophis and LACM 1207: Odocoileus) located within a five-mile radius of the Project site that were discovered within the same sedimentary deposits at depths that extends into the Project area. The results of the literature review and the search at the NHMLAC indicated that the Project site has surficial sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north or as dune sands. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain by older sedimentary materials at estimated depths greater than 9 feet. Therefore, MIG concluded that the proposed Project would not result in a significant impact to paleontological resources or unique geological features, and no mitigation measures are recommended.

While no paleontological resources are anticipated on the Project site, the following City Standard Conditions of Approval would be applied should unanticipated paleontological resources be uncovered during excavation and construction activities:

*5.2: If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by*

*a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.*

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

8. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion of Effects: The impact of buildout of The Ontario Plan on the environment due to the emission of greenhouse gases ("GHGs") was analyzed in the Environmental Impact Report ("EIR") for the Policy Plan (General Plan). According to the EIR, this impact would be significant and unavoidable. (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

The Project applicant has prepared a Greenhouse Gas Reduction Measures Screening Threshold Table for Commercial and Industrial Development, which identifies the GHG reduction measures that have been incorporated into the Project. As noted in the instructions for completing the table, the Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature. The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions

As shown in the Project GHG Reduction Measures Screening Table, the Project garners a total of 103 points, and is therefore consistent with the reduction quantities anticipated in the City's CAP. Therefore, quantification of Project-specific GHG emissions is not required and the Project GHG impact is considered less than significant. No changes or additions to TOP FEIR analysis are necessary.

Mitigation Required: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion of Effects: The proposed project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the Environmental Impact Report for The Ontario Plan, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6. Therefore, the

proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

As described in more detail in Section 8.a (above), the proposed Project includes enough GHG reduction features to be considered consistent with the reduction quantities anticipated in the City's Climate Action Plan. Construction and operation of the proposed Project would not result in a significant conflict with an applicable plan, policy or regulation developed to reduce GHG emissions

Mitigation Required: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

9. HAZARDS & HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Discussion of Effects: Construction of the proposed Project would likely involve the use and disposal of chemical agents, solvents, paints, and other hazardous materials associated with construction activities. The amount of these chemicals typically present during construction would be limited, would be in compliance with existing government regulations, and would not be considered a significant hazard.

It is possible that activities associated with operation of the proposed Project would involve transport, use or disposal of hazardous materials. As described in TOP FEIR, current federal and state regulations, City ordinances, and TOP policies would regulate the handling of hazardous substances to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Hazardous waste transport, use, and/or disposal that would occur would be less than significant with adherence to the existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Discussion of Effects: Operation of the proposed Project may involve the transport, storage, use or disposal of hazardous materials. With existing federal, State and local regulation and oversight of hazardous materials, the risk to the public or the environment from upset and accident conditions involving the release of hazardous materials would be a less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

Discussion of Effects: The proposed Project is a warehouse facility, and is not anticipated to generate or emit hazardous emissions or materials as part of its regular operations. It is possible that the facility could store hazardous materials. However, as described in TOP FEIR, current federal

and state regulations, City ordinances, and TOP policies would regulate the handling of hazardous substances to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Any hazardous waste transport, use, and/or disposal that would occur with operation of the Project would be less than significant with adherence to the existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion of Effects: The proposed project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5. Therefore, the project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: The proposed Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport (ONT). An airport influence area includes areas in which current or future airport-related safety, noise, airspace protection, or overflight factors may significantly affect land uses or necessitate restrictions on those uses. The entirety of the City of Ontario is within the ONT influence area. The Project site is located within the ONT airport influence area but outside the airport safety zones. The Project site lies outside the boundaries of the Chino Airport Influence Area.

The Project was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The Project is required to file and record an Avigation Easement with the Ontario International Airport Authority prior to obtaining a Certificate of Occupancy. Any potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: The proposed Project does not include any changes to surrounding

roadways. The City's Safety Element, as included within TOP, includes policies and procedures to be administered in the event of a disaster. TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to, and recover from every day and disaster emergencies. In addition, the proposed Project would comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the Project will comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion of Effects: The Project site is located within an urban industrial area and does not include any changes to roadways. Additionally, according to CalFire mapping, the Project site is not located in or near a State Responsibility Area (SRA), nor is it located in or near lands identified as a Fire Hazard Severity Zone (FHSZ). The closest FHSZ is approximately three miles from the Project site. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR; no significant wildland fire impact would occur.

10. HYDROLOGY & WATER QUALITY. Would the project:

a. Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. Discharge of storm water pollutants from areas of materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing, waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work) areas could result in a temporary increase in the amount of suspended solids, trash and debris, oil and grease, organic compounds, pesticides, nutrients, heavy metals and bacteria pathogens in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)). This would reduce any impacts to below a level of significance.

Additionally, the Project applicant would be required to submit a Water Quality Management Plan (WQMP), which would establish the site's compliance with storm water discharge and water quality management requirements. The WQMP will include site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment and evapotranspiration. Furthermore, prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan must be approved by the Engineering Department. The Erosion and Sediment Control Plan will specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to

reduce the discharge of sediment and other pollutants into the City's storm drain system. Adherence to federal and state regulations, City ordinances, and TOP policies would result in a less-than-significant impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface.

As described in the City's Urban Water Management Plan, the Chino Basin is the City's main source of water supply. Chino Basin encompasses about 235 square miles of the upper Santa Ana River watershed and lies within portions of San Bernardino, Riverside, and Los Angeles counties. The Chino Basin has approximately 5 to 7 million acre feet of water in storage, and an estimated 1 million acre-feet of additional unused storage capacity.

TOP FEIR assumed development on the Project site would be an industrial use. The proposed Project includes warehouse uses, which would generally have a lower water demand than Office/Research & Development (Office/R&D), which was the prior zoning of the Project site. Therefore, this would result in a decrease in demand on groundwater supplies compared to what was evaluated within the TOP FEIR.

While construction of the proposed Project would result in an increase in impervious surfaces, which would decrease the amount of groundwater recharge that occurs on the Project site, given the total size of the Chino Basin, this decrease in pervious surface would not be considered to interfere substantially with groundwater recharge. This potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the project site or surrounding areas?

Discussion of Effects: The Project site is currently undeveloped, and construction of the proposed Project would change the existing drainage pattern of the Project site. However, the Project applicant would be required to submit an Erosion and Sediment Control Plan which would be approved by the Engineering Department. The Erosion and Sediment Control Plan would specifically identify the Best Management Practices (BMPs) that would be implemented on the Project site during construction to reduce the discharge of sediment and other pollutants into the City's storm drain system. Furthermore, stormwater generated by the Project would be discharged

in compliance with the statewide NPDES Permit and San Bernardino County MS4 permit requirements. Implementation of a Storm Water Pollution Prevention Plan (SWPPP), the BMPs included in the SWPPP, and an Erosion and Sediment Control Plan would reduce any impacts to below a level of significance. No streams or streambeds are present on the site.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?

Discussion of Effects: For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot to the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from the area to the north of the building would be conveyed through storm drain Line C. Runoff from the area to the south of the site would be conveyed through storm drain Line D. The proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way. On- or off-site flooding impacts would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff (a&b) during construction and/or post-construction activity?

Discussion of Effects: Please see Section 10.b.ii for a discussion of on-site storm drainage facilities. The proposed Project's underground infiltration system would be sized to capture and retain the required water quality design capture volume as well as mitigate discharge to existing conditions for the Project site.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Otherwise substantially degrade water quality or potential for discharge of storm water to

affect the beneficial uses of receiving water?

Discussion of Effects: Activities associated with the construction period, could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide NPDES General Construction Permit and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize water pollution. Thus it is anticipated that there is no potential for discharges of stormwater during construction that will affect the beneficial uses of the receiving waters. However, with the General Construction Permit requirement and implementation of the policies in The Ontario Plan, any impacts associated with the project would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion of Effects: The project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of the Policy Plan (General Plan), the site lies outside of the 100-year flood hazard area. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of The Ontario Plan, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

j. Expose people or structures to inundation by seiche, tsunami or mudflow?

Discussion of Effects: Impacts associated with flooding are primarily related to the construction or placement of structures in areas prone to flooding including within an unprotected 100-year flood zone, and in areas susceptible to high tides, tsunamis, seiches, mudflows or sea level rise. According to FEMA mapping, the Project site is not located in a known floodplain. No

wetlands have been mapped on the Project site according to the NWI. The Project site is located over 60 miles east of the Pacific Ocean and is not located in a mapped tsunami zone. Additionally, the Project site is not next to a large body of water. Therefore, the Project would not have a significant risk of flood hazard, tsunami, seiche zones.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

11. LAND USE & PLANNING. Would the project:

a. Physically divide an established community?

Discussion of Effects: The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community or between a community and outlying area. The Project site is located in an area that is currently developed with urban land uses. This Project would be of similar design and size to surrounding development, and would not change any public roadways. The proposed Project would not physically divide an established community.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?

Discussion of Effects: The proposed project is consistent with The Ontario Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None required.

12. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion of Effects: As shown in Figure 5.11-1 of TOP FEIR, the Project site is located within an area identified as Mineral Resource Zone 3 (MRZ-3). As described in TOP FEIR, a designation of MRZ-3 indicates the significance of mineral deposits cannot be determined from available data.

The Project site is located within a mostly developed area surrounded by urban land uses

and, as noted in TOP FEIR, development in a MRZ-3 would not result in significant impacts as mineral resources of statewide or local importance are not identified in the California Geological Survey PC maps. Therefore, this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion of Effects: The Project site is not identified as a locally important mineral resource recovery site on a local general plan, specific plan, or other land use plan, and there are no known mineral resources on the Project site. No mineral resource impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

13. NOISE. Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion of Effects: Construction Noise. As described in TOP FEIR, there are two types of short-term noise impacts could occur during construction. First, the transport of workers and movement of materials to and from the site could incrementally increase noise levels along local access roads. However, the amount of construction traffic is typically small in relation to the total daily traffic volumes on those roadway segments.

The second type of short-term noise impact is related to demolition, site preparation, grading, and/or physical construction. Construction is performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. However, despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Construction of individual developments associated with buildout of TOP Land Use Plan would temporally increase the ambient noise environment. However, the City of Ontario restricts the hours of construction activities to the least noise-sensitive portions of the day. According to the Municipal Code, construction activities are restricted to the weekday hours of 7:00 AM to 6:00 PM and 9:00 AM to 6:00 PM on Saturday and Sunday. However, construction activities may occur outside of these hours if the City determines that the maintenance, repair, or improvement is necessary to maintain public services or cannot feasibly be conducted during normal business hours, or if construction activities comply with the stationary source noise standards of the Municipal Code (see Table 5.12-4 of TOP FEIR). Because construction activities associated with any individual development may occur near noise-sensitive receptors and noise disturbances may occur for prolonged periods of time, construction noise impacts from buildout of the Land Use Plan are considered significant.

The Project site is identified as industrial use in TOP Land Use Plan. The industrial land use designation is generally not considered a noise sensitive land use. The Project is located in an industrial area and there are no noise-sensitive receptors in the immediate vicinity that may be disturbed by construction of the proposed Project. In addition, the following mitigation measure from TOP FEIR would be applicable:

*Mitigation Measures 12-4: Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for adjacent construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing nonessential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.*

Operational Noise. As described in TOP FEIR, the northeastern portion of the City of Ontario is characterized by industrial warehousing operations. In addition to on-site mechanical equipment, warehousing and industrial land uses generate substantial truck traffic that results in additional sources of noise on local roadways in the vicinity of industrial operations.

The City of Ontario regulates noise sources within the City through the City's Municipal Code (Title 5, Chapter 29, Noise). The City of Ontario Municipal Code has established noise standards for stationary source noise levels, as shown in Table 5.12-4 of TOP FEIR, *City of Ontario Maximum Permissible Exterior Noise Levels*, at various categories of land uses in the City. The City applies the Noise Control Ordinance standards to non-transportation noise sources. These standards do not gauge the compatibility of developments in the noise environment, but provide restrictions on the amount and duration of noise generated at a property, as measured at the property line of the noise receptor.

Industrial noise is less intermittent and can have moderate to high levels on a continual basis. TOP proposes 159,998,711 square feet of industrial land uses at buildout. As shown in Figure 3-6 for TOP FEIR, proposed industrial areas are centered around the Ontario International Airport (ONT) and Chino Airport. In general, new industrial areas would be buffered by business park uses or located around existing major noise sources that would mask most industrial noise (e.g., freeways, Chino Airport, ONT). The siting of new industrial developments may increase noise levels to nearby uses. This can be due to the continual presence of heavy trucks used for the pick-up and delivery of goods and supplies, or from the use of noisy equipment used in the manufacturing or machining process. While vehicle noise on public roadways is exempt from local regulation, for the purposes of the planning process, it may be regulated as a stationary-source noise while operating on private property. To regulate stationary-source noise created by industrial machinery and tools from affecting sensitive land uses, the City of Ontario requires industrial operations to limit noise to no greater than the maximum allowable noise levels as described in the Noise Ordinance.

As shown in TOP FEIR Figure 5.12-6, future noise levels from surface transportation are expected to be between 65 and 75 dBA CNEL, depending on the location within the Project site. Part of the Project site would be expected to experience a 3 to 4 dBA CNEL increase associated with buildout of TOP land use plan.

The proposed Project would be required to comply with the City's Noise Ordinance (Title 5, Chapter 29, Noise). Compliance with the noise ordinance would result in noise levels that are acceptable to the City and would result less than significant noise impacts from stationary sources.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion of Effects: The Proposed Project would involve a warehouse use, and excessive

groundborne vibration or groundborne noise levels are not anticipated with operation of the Project.

Groundborne vibration may occur as part of the construction of the proposed Project. As described in TOP FEIR, construction operations can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, and slight structural damage at the highest levels.

The Project site is located within an industrial area, and there are no noise-sensitive receptors in the immediate vicinity. As specific construction equipment use is not known at this time, the following mitigation measure included in TOP FEIR would be applicable to the Project site, and reduce the potential impact to a less-than-significant level:

> *Mitigation Measures 12-2: Individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less vibration intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).*

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. Moreover, the proposed use will be required to operate within the noise levels permitted for commercial development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: Temporary construction activities will minimally impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts. Normal activities associated with the project are unlikely to increase ambient noise levels.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. However, the project is located outside of the 65CNEL noise contour. Therefore, no impacts are anticipated.

Mitigation: None required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

14. POPULATION & HOUSING. Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator, which could directly induce substantial unplanned population growth. Additionally, the proposed Project does not include the expansion of infrastructure, which could indirectly cause unplanned population growth. No population growth impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The Project site is currently vacant and does not include any housing units. Construction of the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing; no impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and

addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

15. PUBLIC SERVICES. Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Discussion of Effects: The Ontario Fire Department provides fire service to the Project site. The Ontario Fire Department has ten fire stations, including the Ontario International Airport (ONT) fire station. These fire stations house nine 4-person paramedic engine companies, three 4-person truck companies, an 8-person ARFF station, one fire investigation supervisor, and two battalion chiefs. The closest fire station to the Project site is Ontario Fire Department Station 7, located at 4901 Vanderbilt Street, which is approximately one mile from the Project site.

In 2020, the Ontario Fire Department responded to over 20,000 calls for service, approximately 55 calls per day, ranging from medical emergencies to a traffic collisions to large commercial fires. Ontario Fire Department has 221 personnel comprised of 182 sworn firefighters and 39 professional staff members serving our community across five bureaus – Operations, Fire Prevention, Support Services/Airport Operations, EMS, and Administrative Services.

As described in TOP FEIR, firefighter staffing needs are determined by the Ontario Fire Department by the number of calls and requests for fire services within the service area. The Fire Department also reviews service contracts with the California Department of Forestry to ensure fire services in times of emergency. To ensure the provision of adequate fire protection services, the City of Ontario has established a Development Impact Fee Program to provide funding for services within the City. Fees collected from developers are placed in a fire services fund that can be expended for the acquisition or construction of new fire services facilities and for the improvement or expansion of the City's existing fire service capabilities, provided that such expenditure from the fund has been authorized by the City Council. The Project applicant would be required to pay all appropriate fire service development fees.

Additionally, as described in detail in TOP FEIR, future growth in accordance with TOP is expected to increase the demand for fire services throughout the city but especially in the New Model Colony (NMC). The Development Impact Fee and Nexus Schedule (2005) recommends that two new stations would be built in the Old Model Colony (OMC) to replace stations number 3 and 7 and that four new stations be built in the NMC. The funding needed to build these stations has been assessed and incorporated into the fee schedule and it would be adequate for the proposed development and relocation of stations. Various localized environmental impacts related to construction of new fire stations could occur; however environmental review would occur once site specific plans have been developed.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

ii. Police protection?

Discussion of Effects: The Ontario Police Department is a full-service police agency providing a wide range of crime suppression, education, and prevention services to the community. The Ontario Police Department has three main service bureaus: the Uniform Bureau,

Investigations Bureau, and Service Bureau. Within these bureaus, the department comprises the Police Administration, Air Support Unit, Community Oriented Problem Solving unit, Special Weapons and Tactics Team, Traffic Division, Communications Division, Investigation Division, and Crime Prevention Division.

The Ontario Police Department has implemented a geographical based policing program. As part of this "Geo-Policing" program, the city has been divided into three geographical areas: West, East, and South. Each area has an assigned Lieutenant as Area Commander. The Area Commander is responsible for the delivery of police services in their area of control with an emphasis on the preservation and improvement of the quality of life, safety, and economic value of those who live and do business in the city. Each area has dedicated teams of officers and corporals, headed by police sergeants, who work day-to-day (24/7) patrol operations; traffic officers; Community Oriented Problem Solving (C.O.P.S.) officers, who work special projects; narcotics investigators; and detectives. The Project site is located within the East Area Command.

As described in TOP FEIR, buildout of TOP would result in an increase in demand for police protection services within the City. New facilities, equipment, and personnel may be necessary to maintain adequate levels of service. Development within the City would be subject to development impact fees that would pay for police services. The police services required to cover the new development and population growth for the City of Ontario would be assessed and acquired appropriately based on the needs of the City. The police services would receive adequate funding through the City's general fund to cover Project needs.

Buildout of TOP would result in an impact on the Ontario Police Department and their ability to deliver police services in a timely manner. Buildout of TOP would require the hiring of new staff and the building of new facilities. Environmental impacts would result from the construction of these facilities and each project would have to complete environmental review under CEQA. Various localized environmental impacts related to construction of new police facilities could occur; however environmental review would occur once site specific plans have been developed and potential environmental impacts would be reduced to less than significant through mitigation and compliance with existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iii. Schools?

Discussion of Effects: The proposed Project does not include residential uses and is not expected to directly increase demand for school services. The proposed Project would be required to pay applicable development impact fees to the Cucamonga School District and the Chaffey Joint Union High School District, which provide school services to the Project site and surrounding area. Currently, the Cucamonga School District collects a development fee of $0.228 per square foot of Industrial/Warehouse/Manufacturing Use. Based on a revenue sharing agreement, the Chaffey Joint Union High School District receives approximately 31 percent of the school impact fee collected. Payment of school impact fees, as allowed by Government Code 65996, are meant to offset increased student enrollment and has been deemed by the State legislature (per Government Code Section 65995(h)) to constitute full and complete mitigation of impacts of a development project on the provision of adequate school facilities. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered

and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iv. Parks?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

v. Other public facilities?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of public facilities, such as libraries; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

16. RECREATION. Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?

Discussion of Effects: The Project does not include construction of recreational facilities. Additionally, the Project is not proposing any new housing or a large employment generator that would require the construction or expansion neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

17. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased as a result of this Project. Less than significant impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion of Effects: TOP FEIR concluded that trips generated as a result of buildout TOP Land Use Plan would cause a deficient level of service (LOS) for existing area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of TOP Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that is already projected to occur in the future. TOP FEIR Mitigation Measure 16-1 includes development of more enhanced intersections throughout the City, as identified in Table 5.16-6 of TOP FEIR, and construction of additional turn and through lanes. As further described in TOP FEIR, implementation of these improvements would result in LOS E or above at all intersections during both AM and PM peak hours. With implementation of the mitigation measure, impacts to local roadways would be less than significant. However, buildout of TOP Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to mainline freeway segment impacts. The City's development impact fees cannot be used for improvements to roadway facilities under the sole jurisdiction of the California Department of Transportation (Caltrans), such as freeway mainline segments, and the City cannot widen the freeway itself. Consequently, impacts to freeway segments within the City were identified as significant and unavoidable.

As described in more detail in Section 17.b, below, the proposed Project is forecast to generate fewer trips than the original zoning of the site, which was incorporated in TOP FEIR. The traffic impacts associated with the proposed Project would be considered consistent with and less than the traffic impacts projected and analyzed in TOP FEIR. The proposed Project would not create an increase in the number of vehicle trips, traffic volume, or congestion at intersections than has already been evaluated in TOP FEIR.

As described in TOP FEIR, the Mobility Element would introduce and implement various strategies and approaches to accommodate multiple modes of travel. The plan accounts for improvements and enhancements to roadways (for passenger cars, trucks, buses, and bicycles), rail lines (for freight and passenger rail), and trails and walkways (for bicycles and pedestrians). The strategies and approaches to improvements to public transit and nonmotorized transportation would ensure that this impact would be less than significant. Construction of the proposed Project would not impede implementation of the strategies identified in the Mobility Element, and the impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a

change in location that results in substantial safety risks?

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it is under such height restrictions. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Discussion of Effects: CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines update as part of the implementation of SB 743, which requires local jurisdictions use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA. As part of the implementation of SB 743, local jurisdiction were given until July 1, 2020 to develop and implement thresholds of significance criteria and methodologies for evaluating VMT under the new SB 743 requirements. TOP FEIR was certified prior to adoption of SB 743. As such, the analysis of traffic impacts within TOP FEIR is based on Level of Service (LOS) methodologies, not Vehicle Miles Travelled (VMT). As TOP FEIR relies on LOS for the analysis of the transportation impacts, this Addendum also includes a discussion of LOS.

TOP FEIR concluded that trips generated as a result of buildout of TOP Land Use Plan would cause a deficient LOS for the existing area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of TOP Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that were projected to occur in the future. TOP FEIR Mitigation Measure 16-1 includes development of more enhanced intersections throughout the City, as identified in Table 5.16-6 of the TOP FEIR, and construction of additional turn and through lanes. As further described in TOP FEIR, implementation of these improvements would result in LOS E or above at all intersections during both AM and PM peak hours. Under the City's development impact fee program, project applicants for new developments can either contribute their fair share toward traffic improvements or make the improvements as part of the project. Additionally, the City of Ontario has a Capital Improvement Program that details the implementation of regional improvements. With implementation of the mitigation measure, impacts to local roadways would be less than significant. However, buildout of TOP Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to mainline freeway segment impacts. The City's development impact fees cannot be used for improvements to roadway facilities under Caltrans' sole jurisdiction, such as freeway mainline segments, and the City cannot widen the freeway itself. Consequently, impacts to freeway segments within the City were identified as significant and unavoidable.

TOP FEIR analysis assumed that the Project site would have an Industrial land use. The Toyota/Ontario Business Park Specific Plan identified the site as having a maximum development potential of 300,000 square feet. The Specific Plan Amendment to the Toyota/Ontario Business Park Specific Plan adopted by the City Council in 2020 changed the zoning of the site from Office/Research & Development (Office/R&D) to Industrial Mixed Use. The proposed Project includes development of two warehouse buildings totaling 168,772 square feet, which includes approximately 15,000 square feet of office space and approximately 153,772 square feet of warehouse space.

To evaluate the potential change in trips associated with the Specific Plan Amendment for the Project site, Ganddini evaluated the trip generation associated with the original Office/Research and Development zoning designation, as well as the development for the Specific Plan Amendment. It should be noted that for the Specific Plan Amendment development

analysis, the Ganddini Group evaluated a development scenario that was slightly larger (approximately 4,475 square feet) than what the Project proposes. As shown in Table 5, the Proposed Project would result in a reduction in the number of trips generated on the Project site compared to the prior zoning designation.

**Table 5: Trip Generation Comparison**

| Zoning | Quantity | Trip Generation | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| | | In | Out | Total | In | Out | Total | |
| Original Zoning (Office) | 300,000 SF | 299 | 49 | 348 | 55 | 290 | 345 | 2,922 |
| Proposed (Warehouse) | 173,247 SF(A) | 35 | 14 | 49 | 16 | 36 | 52 | 394 |
| **Trip Generation Comparison (Proposed – Original)** | | **-264** | **-35** | **-299** | **-39** | **-254** | **-293** | **-2,528** |

Source: Ganddini Group Inc, 2019.
(A) While the proposed Project includes 168,772 square feet of floor area, the Ganddini report analyzed impacts from 173,247 square feet of floor area.

The proposed Project is forecast to generate fewer trips than the original zoning of the site. The traffic impacts associated with the proposed Project would be considered consistent with and less than the traffic impacts projected and analyzed with TOP FEIR. The proposed Project would not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections than has already been evaluated within the FEIR.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion of Effects: The Project is in an area that is mostly developed, and no alterations are proposed for adjacent intersections or arterials. The Project would not create a substantial increase in hazards due to a design feature; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Result in inadequate emergency access?

Discussion of Effects: The proposed Project would not include any changes to adjacent roadways. Additionally, development of the proposed Project includes fire lanes and would provide access for all emergency vehicles. The proposed Project would not result in a significant impact related to inadequate emergency access.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

g. Result in inadequate parking capacity?

Discussion of Effects: The project is required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

   Discussion of Effects: The results of the records research compiled from the CHRIS-SCCIC, the Scared Lands File Search (commissioned through the NAHC) failed to indicate known Tribal Cultural Resources (TCR) within the Project boundaries or within a one-mile radius of the Project area as specified in Public Resources Code (PRC): 210741, 5020.1(k), or 5024. Moreover, there was no indication of known TCRs within the Project site or within a one-mile radius of the Project Area. In compliance with AB 52, it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environment review, identify and address potential adverse impacts to TCRs, and reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2). Specifically, government-to-government consultation may provide "tribal knowledge" of the Project Area that can be used in identifying TCRs that cannot be obtained through other investigative means.

   The Project Site has been highly disturbed by modern human activities to include agricultural use from the 1940's through the 1960's and the development and construction of the Toyota Motors North American Parts Center and supporting infrastructure that would have displaced surface and subsurface archaeological resources. Therefore, it is concluded that the proposed Project would not impact Tribal Cultural Resources or Native America artifacts relating to TCR's and as such, no mitigation measures are recommended.

   Mitigation: No new mitigation measures required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion of Effects: The subject site is not listed in the California Register of Historic Resources. It is anticipated that during the application process the Lead Agency will notify the tribes of the proposed Specific Plan Amendment and will commence AB 52 Consultations as specified in the regulations. In addition, the results of the records research compiled from the CHRIS-SCCIC, the Scared Lands File Search (commissioned through the NAHC) failed to indicate known Tribal Cultural Resources (TCR) within the Project boundaries or within a one-mile radius of the Project area as specified in Public Resources Code (PRC): 210741, 5020.1(k), or 5024. Moreover, there was no indication of known TCRs within the Project site or within a one-mile radius of the Project Area. No impacts are anticipated through Project implementation.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. The project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. No impacts are anticipated.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. 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?

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. 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?

Discussion of Effects: As described in TOP FEIR, the potable water network in Ontario includes 536 miles of pipeline, ranging from 2 to 42 inches in diameter. The City has four pressure zones. Locally obtained water comes from approximately 20 operating groundwater wells in Ontario and the Chino Basin Desalter Authority (CDA). The Project Site would be served by City of Ontario water system and there is a 12-inch water line available for connection in Jurupa Street.

TOP FEIR includes a discussion of the City's sewer system. The City sewer mains are primarily constructed of vitrified clay pipe ranging from 4 to 42 inches in diameter. Approximately 75 percent of the pipes are 8 inches in diameter. The City's sewers are classified into two groups: primary sewers, greater than 15 inches in diameter, and secondary sewers, 15 inches or smaller in diameter. The City has about 375 miles of gravity sewers. The City's wastewater collection system also consists of two City-owned pump stations, one privately owned/City-maintained pump station, over 7,000 feet of associated force mains, and five siphons. The Project would connect to an 8-inch sewer line off Jurupa Street.

Wastewater generated at the Project site would be treated by the Inland Empire Utilities Agency at Regional Water Recycling Plant No. 1 (RP-1). RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic wastewater treatment capacity to 44 million gallons per day. The plant treats an average influent wastewater flow of approximately 28 million gallons per day. The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from RP-4, located in Rancho Cucamonga. RP-1 has treatment capacity and future development of this Project site would not cause RP-1 to exceed capacity.

The City of Ontario maintains the local stormwater drainage system, which includes regional (major) drainage facilities designed to convey peak 100-year discharge flows and secondary drainage facilities designed for peak 10-, 25-, or 100-year flows that convey locally generated flows to regional facilities. The City's stormwater is collected and diverted into various channels that empty into the Santa Ana River; a small portion is reclaimed in spreading basins for reuse as percolated groundwater. The primary direction of drainage flow in the Chino watershed is from the San Gabriel Mountains southward to the Santa Ana River, then southwest in the river.

For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot to the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the Project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from the north of the building would be conveyed through storm drain Line C. Runoff from the south of the building would be conveyed through storm drain Line D. The proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way.

The proposed Project would not require the construction of new water or wastewater treatment facilities, or the expansion of existing facilities. As discussed in the Energy Section above (Section 6), the Project would have less than significant impacts with regard to electric power and natural gas. In addition, the Project would not have an impact on telecommunications facilities. Construction and operation of the proposed Project would result in a less than significant impact related to utilities services.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Discussion of Effects: As a water supplier, the City is required to prepare and Urban Water Management Plan (UWMP). A UWMP provides a framework for long term water supply and evaluates existing water conservation efforts. As described in the City's UWMP, purchased water and groundwater supplies are sufficient in meeting the City's water demands under all base years, including during normal, single, and multiple dry years. Sufficient water supplies are available to serve the proposed Project.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Result in a determination by the wastewater treatment provider that 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?

Discussion of Effects: Wastewater generated at the Project site would be treated by the Inland Empire Utilities Agency at the Regional Water Recycling Plant No. 1 (RP-1). RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic wastewater treatment capacity to 44 million gallons per day. The plant treats an average influent wastewater flow of approximately 28 million gallons per day. The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from the Regional Water Recycling Plant No. 4 (RP-4), located in Rancho Cucamonga. RP-1 has treatment capacity, and future development of this Project site would not cause RP-1 to exceed capacity.

Mitigation: No additional mitigation required. The proposed Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion of Effects: City of Ontario serves the proposed project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: None required.

g. 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?

Discussion of Effects: As described in TOP FEIR, increases in population in the City of Ontario would result in increases in solid waste disposal needs. Buildout of TOP would result in the generation of 2,017 tons per day of solid waste in the City. This would be 1,009 more tons per day

(368,488 more tons per year) of solid waste than in 2007. To reduce waste disposal, AB 939 requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has met this waste diversion requirement through local recycling programs and participation in regional recycling programs.

As noted in TOP FEIR, the El Sobrante landfill has a capacity of 184,930,000 tons and is expected to close in 2030. Growth in the surrounding communities that use El Sobrante landfill will cause additional increases in waste generation. According to AB 939, jurisdictions are required to begin planning for new landfills when the jurisdiction's primary disposal site reaches its 15-year capacity. To reduce waste disposal, AB 939 also requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has exceeded this requirement by diverting approximately 64 percent of waste through local recycling programs and participation in regional recycling programs. Continuation of these recycling programs would ensure compliance with AB 939. All impacts on waste disposal services would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: The proposed Project would comply with all with federal, state, and local statues and regulations regarding solid waste; potential impacts would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: Wildfire was not analyzed in TOP FEIR but has since been included as part of the 2019 revisions to the State CEQA Guidelines. A discussion of potential wildfire impacts is provided below.

The Project site is located within an urban industrial area and does not include any changes to roadways. Additionally, according to CalFire mapping, the Project site is not located in or near a State Responsibility Area (SRA), nor is it located in or near lands classified as a Fire Hazard Severity Zone (FHSZ). The closest FHSZ is approximately three miles from the Project site. The proposed Project would not substantially impair and emergency response or evacuation plan.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Discussion of Effects: The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest FHSZ is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Discussion of Effects: The proposed Project would include construction of two warehouse buildings and associated onsite improvements, and would not require the installation of off-site infrastructure, such as roads, fuel breaks, emergency water sources, or other utilities. The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest fire hazard severity zone is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Discussion of Effects: The Project site is relatively flat and is located in an urban industrial area. The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest FHSZ is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion of Effects: The results of the preceding analysis indicate that the proposed Project would have less-than-significant impacts to sensitive biological, historical, archaeological, and paleontological resources with implementation of the mitigation measures identified in TOP FEIR and the City's Standard Conditions of Approval. Impacts related to degradation of the environment would be less than significant and no additional mitigation is required.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Discussion of Effects: The proposed Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. TOP land use

plan has anticipated industrial uses on the Project site, and all applicable TOP FEIR mitigation measures and City Standard Conditions of Approval would be applicable.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Discussion of Effects: Cumulative impacts resulting from the development of the Project site were included in TOP FEIR analysis. The proposed Project does not include any changes to land use plan designations and thus is generally consistent with the project analyzed in TOP FEIR. The proposed Project's individual contribution to potentially significant cumulative impacts is not considerable and no mitigation is required.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion of Effects: As supported by the preceding environmental evaluation, the proposed Project would not result in substantial adverse effects on human beings. It has been determined through analysis within TOP FEIR and this Addendum that the proposed Project would not result in a significant substantial adverse effect on human beings.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

**EARLIER ANALYSES**

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))*:

1) Earlier Analyses Used. Identify earlier analyzes used and state where they are available for review.

a) The Ontario Plan Final Environmental Impact Report

b) The Ontario Plan

c) City of Ontario Zoning

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal

standards.

**MITIGATION MEASURES**

*(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.)*

The Mitigation Measures contained in the Certified TOP Final Environmental Impact Report adequately mitigate the impacts of the proposed Project. These mitigation measures are contained in the attached Mitigation Monitoring and Reporting Program.

No additional mitigation beyond that previously imposed is required.

**Additional Reference Materials**

California Department of Conservation. *Farmland Mapping and Monitoring Program. San Bernardino County, Important Farmland 2016.* Website: https://maps.conservation.ca.gov/dlrp/ciftimeseries/ (accessed September 19, 2021).

California Department of Forestry and Fire Protection, 2021. *Fire Hazard Severity Zones Viewer,* https://egis.fire.ca.gov/FHSZ/ (accessed September 22, 2021).

City of Ontario, 2017. *Resolution No. 2017-027, A Resolution of the City Council of the City of Ontario, California, Amending the Standard Conditions of Approval for New Development Projects, and Making Findings in Support Thereof,* April 18.

City of Ontario, 2021. *Completed Table 2: Greenhouse Gas Reduction Measures Screening Table for Commercial and Industrial Development*, May 6.

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City of Ontario, Toyota/Ontario Business Park Specific Plan.

Cooperative Strategies, 2020. *Residential and Commercial/Industrial Development School Fee Justification Study, Cucamonga School District,* February 27.

Federal Emergency Management Agency. *Flood Map Service Center.* https://msc.fema.gov/portal/home (accessed September 2021).

Ganddini Group, Inc, 2019. *Toyota-Ontario Business Park Specific Plan Amendment Trip Generation Analysis,* July 5.

Gill, Mike, 2021. *Completed Table 2: Greenhouse Gas Reduction Measures Screening Table for Commercial and Industrial Development*, May 6.

Huitt-Zollars, Inc., 2021. *Preliminary Hydrology Report for Milliken at Jurupa Industrial,* April 8.

Inland Empire Utilities Agency, 2021. *Regional Water Recycling Plan No. 1,* https://www.ieua.org/facilities/regional-water-recycling-plant-no-1/ (accessed September 24, 2021).

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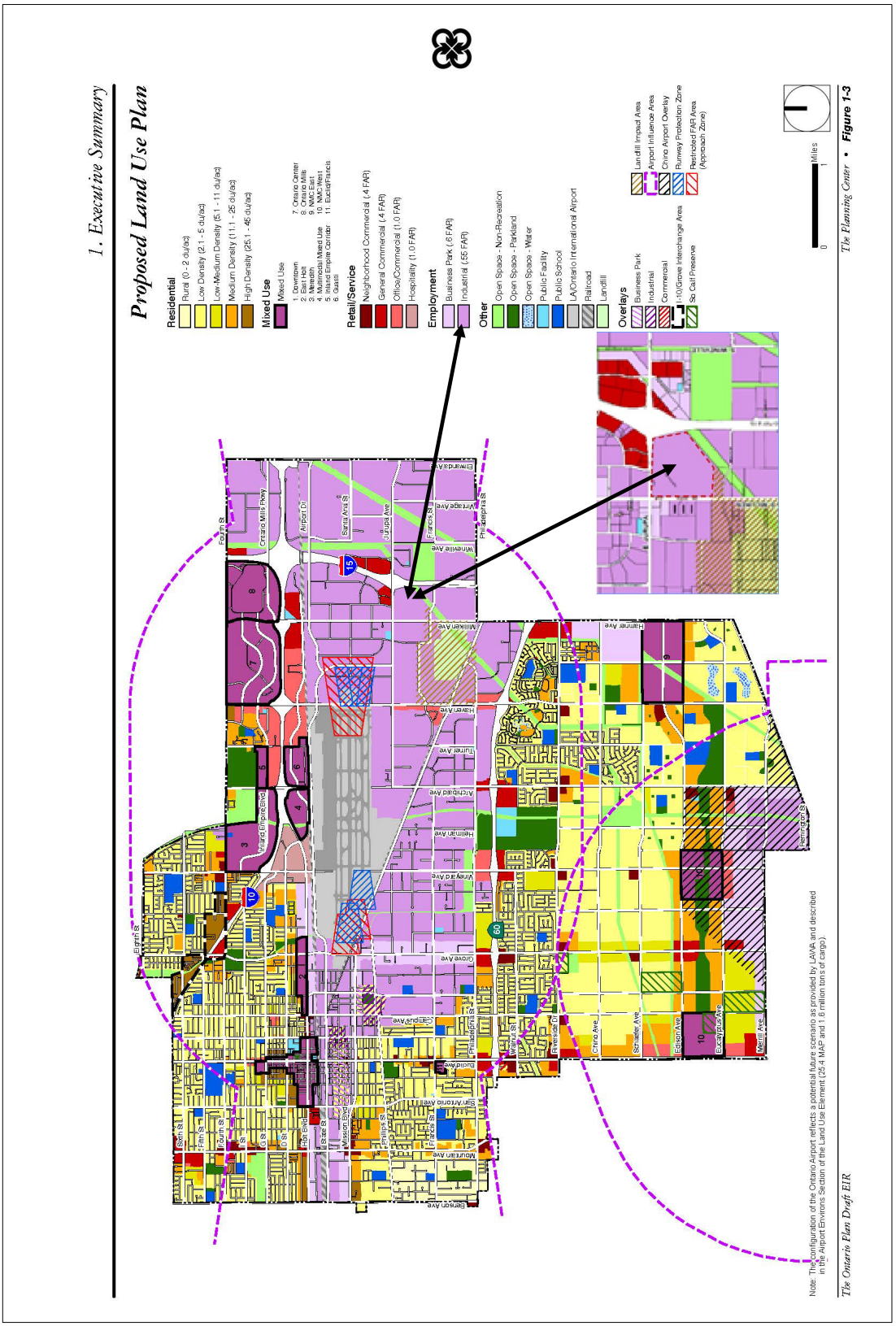
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Purtell, Christopher W., Senior Archaeologist, MIG, 2019. *Cultural Resources Search Review for a Proposed Specific Plan Addendum for Toyota Motor Sales, USA, City of Ontario, County of San Bernardino, California,* July 25.

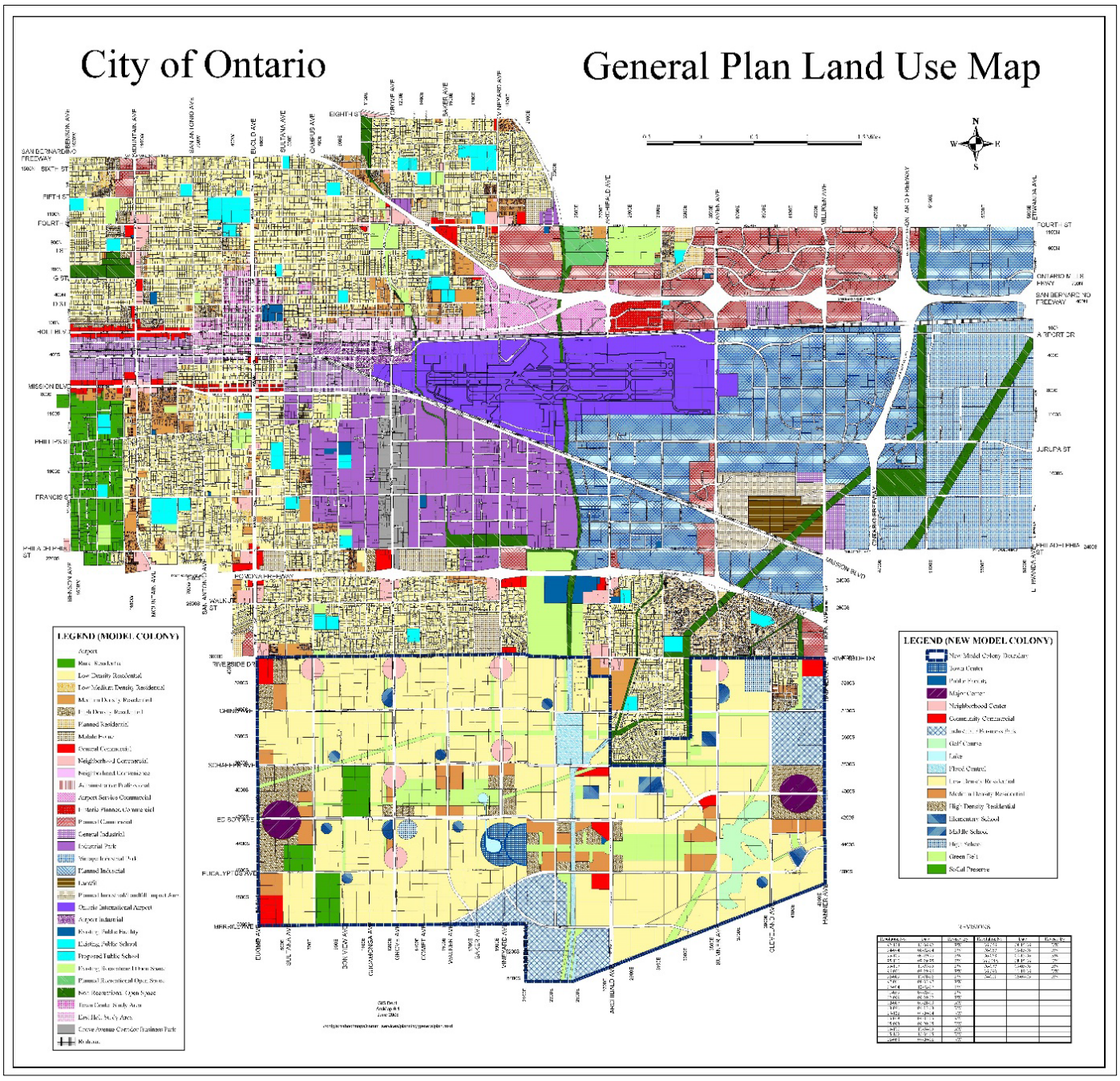
Stetson Engineers, Inc. *City of Ontario 2020 Urban Water Management Plan, Final Draft,* June.

United States Fish and Wildlife Service National Wetlands Inventory. https://www.fws.gov/wetlands/data/Mapper.html (accessed September 21, 2021).

# Exhibit A
# TOP EIR Figure 1-3, Proposed Land Use Plan



# Exhibit B
# 1992 General Plan Land Use Map



RESOLUTION NO. PC21-087

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING TENTATIVE PARCEL MAP NO. 20147, FILE NO. PMTT21-010, TO SUBDIVIDE 95.35 ACRES OF LAND INTO THREE PARCELS TO FACILITATE THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") has filed an Application for the approval of Tentative Parcel Map No. 20147, File No. PMTT21-010, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 95.35 acres of land generally located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way within the Toyota Ontario Business Park Specific Plan zoning district, and is presently partially improved with a warehouse and distribution facility; and

WHEREAS, the properties to the north are within the California Commerce Center Specific Plan zoning district and are developed with warehouse and commercial uses. The properties to the south are within the Entratter Industrial Specific Plan and the IG (General Industrial) zoning district, and are developed with warehouse uses. The land to the east is the Interstate 15 freeway. The properties to the west are within the California Commerce Center Specific Plan and are developed with light industrial and business park uses; and

WHEREAS, The Applicant is proposing to subdivide the Project site into three parcels. Parcel 1 will be 81.67 acres in size and encompass the area already developed with the Toyota warehouse and distribution facility, Toyota Way (private street), and existing landscaped areas. Parcel 2 is the northwest parcel, occupying the corner of Milliken Avenue and Jurupa Street, and will be 8.24 acres in size. Parcel 3 is located to the south of Parcel 2 and located at the northeast corner of Milliken Avenue and Toyota Way, encompassing 3.79 acres of land. Parcels 2 and 3 comprise the existing vacant land in the northwest portion of the Project site; and

WHEREAS, the lot sizes proposed by Tentative Parcel Map No. 20147 exceed the one-acre minimum lot size required by the Toyota Ontario Business Park Specific Plan; and

WHEREAS, Tentative Parcel Map No. 20147 was filed in conjunction with a Development Plan, File No. PDEV21-018, to construct two industrial warehouse buildings totaling 168,772 square feet on Parcels 2 and 3; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to analyze possible environmental impacts; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside,

and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as "ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Application and concluded said hearing on that date, voting to issue Decision No. DAB21-060, recommending that the Planning Commission approve the Application; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission adopted a Resolution approving the use of the EIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PMTT21-010 and PDEV21-018; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the EIR Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Sections 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed Tentative Parcel Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Parcel Map is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to the establishment of "[a] dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses" (Goal CD1). Furthermore, the project will promote the City's policy to "take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods" (Policy CD1-1 *City Identity*).

(2) ***The design or improvement of the proposed Tentative Parcel Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The proposed Tentative Parcel Map is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will provide "[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct (Goal CD2). Furthermore, the project will promote the City's policy to "collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques" (Policy CD2-7 *Sustainability*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the Toyota Ontario Business Park Specific Plan zoning district, and is physically suitable for the type of industrial development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for industrial development at a floor-area ratio

ranging from 0.23 to 0.33. The project site meets the minimum lot area and dimensions of the Toyota Ontario Business Park Specific Plan zoning district, and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the industrial improvements existing or proposed on the project site, are not likely to cause serious public health problems, as the project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as “Attachment A,” and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

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The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-087, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# File No. PMTT21-010 (TPM 20147)
# Departmental Conditions of Approval

*(Departmental conditions of approval to follow this page)*

CITY OF ONTARIO PLANNING DEPARTMENT

# LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 11/18/2021

**File No:** PMTT21-010

**Related Files:** PDEV21-018

**Project Description:** A Parcel Map to subdivide 95.35 acres of land into three parcels to facilitate the construction of two industrial buildings on land located at 1425 South Toyota Way, on the southeast corner of Jurupa Street and Milliken Avenue, within the Industrial Mixed use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan; (APN: 0238-121-75) **submitted by MIG, Inc.**

**Prepared By:** Edmelynne V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** Tentative Parcel Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

**2.2** Subdivision Map.

**(a)** The Final Parcel Map shall be in conformance with the approved Tentative Parcel Map on file with the City. Variations rom the approved Tentative Parcel Map may be reviewed and approved by the Planning Department. A substantial variation from the approved Tentative Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

**(b)** Tentative Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

**(c)** Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

**2.3** General Requirements. The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.4** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

**(c)** CC&Rs shall ensure reciprocal parking and access between parcels.

**(d)** CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;
**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines

of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

**(iii)** Shared parking facilities and access drives; and

**(iv)** Utility and drainage easements.

**(e)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(f)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(g)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.5** Environmental Review.

**(a)** The environmental impacts of this project were reviewed in conjunction with an **Addendum to The Ontario Plan Environmental Impact Report** (State Clearinghouse No. 2008101140). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

**(b)** If human remains are found during project grading/excavation/ construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.6** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.7** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

# CITY OF ONTARIO

## MEMORANDUM

TO:
Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang , IPA Department

FROM: Edmelynne Hutter, Senior Planner

**Revision #2**

DATE: October 07, 2021

SUBJECT: FILE #: PMTT21-010 Finance Acct#:

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The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.

☒ The plan does adequately address the departmental concerns at this time.

- ☐ No comments
- ☐ See previous report for Conditions
- ☐ Report attached (1 copy and email 1 copy)
- ☒ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

| Department | Signature | Title | Date |
|---|---|---|---|
| Landscape Planning Division | J. R. | Landscape Planner | 10/26/21 |

# ENGINEERING DEPARTMENT
# CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

| | |
|---|---|
| ☒ **DEVELOPMENT PLAN**<br>☐ OTHER | ☒ **PARCEL MAP** ☐ TRACT MAP<br>☐ FOR CONDOMINIUM PURPOSES |
| **PROJECT FILE NO. PMTT21-010**<br>**RELATED FILE NO(S). PDEV21-018** | |
| ☒ **ORIGINAL** ☐ REVISED: __/__/__ | |

**CITY PROJECT ENGINEER & PHONE NO:** Michael Bhatanawin, P.E. (909) 395-2130

**CITY PROJECT PLANNER & PHONE NO:** Edmelynne Hutter (909) 395-2429

**DAB MEETING DATE:** December 20, 2021

**PROJECT NAME / DESCRIPTION:** PM-20147, a Tentative Parcel Map to subdivide 13.07 acres of land into three (3) parcels within the Office/R-D and Warehouse/Distribution land use districts of The Toyota Business Park Specific Plan

**LOCATION:** Southeast corner of Jurupa Street and Milliken Avenue

**APPLICANT:** MIG, Inc.

**REVIEWED BY:**

Raymond Lee 11/29/21

Raymond Lee, P.E.
Assistant City Engineer — Date

**APPROVED BY:**

11-30-21

Khoi Do, P.E.
City Engineer — Date

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

## 1. PRIOR TO PARCEL MAP APPROVAL, APPLICANT SHALL:

Check When Complete

☐ 1.01 Dedicate to the City of Ontario, the right-of-way, described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 1.02 Dedicate to the City of Ontario, the following easement(s): _____ ☐

_____

☐ 1.03 Restrict vehicular access to the site as follows: _____ ☐

☒ **1.04 Vacate the following street(s) and/or easement(s):** ☐

**A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**

☐ 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles. ☐

☒ **1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.** ☐

☐ 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at *http://tceplumecleanup.com/*), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at *http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.* ☐

☐ 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. ☐

(1) _____

(2) _____

☒ **1.09** **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.** ☐

☒ **1.10** **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.** ☐

☒ **1.11** **Provide a preliminary title report current to within 30 days.** ☐

☐ 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 1.13 Ontario Ranch Developments: ☐

☐ 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.

☐ 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).

☐ 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

☒ **1.14** **Other conditions:** ☐

**A. Provide private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across all parcels in favor of all parcels (as needed).**
**B. Provide a private access easement across Parcel 1/Toyota Way (private) in favor of Parcels 2 and 3 for ingress and access purposes.**

## 2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL**
**( Permits includes Grading, Building, Demolition and Encroachment )** ☐

☒ **2.01** **Record Parcel Map No. 20147 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**

☒ **2.02** **Submit a PDF of the recorded map to the City Engineer's office.** ☐

☐ 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per_____. ☐

☐ 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972. ☐

☐ 2.05 Apply for a: ☐

☐ Certificate of Compliance with a Record of Survey;

☐ Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six

months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);

☐ Make a Dedication of Easement.

☐ 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project. ☐

☐ 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at http://tceplumecleanup.com/), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658. ☐

☐ 2.08 Submit a soils/geology report. ☐

☐ 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: ☐

- ☐ State of California Department of Transportation (Caltrans)
- ☐ San Bernardino County Road Department (SBCRD)
- ☐ San Bernardino County Flood Control District (SBCFCD)
- ☐ Federal Emergency Management Agency (FEMA)
- ☐ Cucamonga Valley Water District (CVWD) for sewer/water service
- ☐ United States Army Corps of Engineers (USACE)
- ☐ California Department of Fish & Game
- ☐ Inland Empire Utilities Agency (IEUA)
- ☐ Other: _____

☐ 2.10 Dedicate to the City of Ontario the right-of-way described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 2.11 Dedicate to the City of Ontario the following easement(s):_____ ☐

_____

☐ 2.12 Vacate the following street(s) and/or easement(s): ☐

A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.

☐ 2.13 Ontario Ranch Developments: ☐

☐ 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

☐ 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary

use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

☐ 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.

☐ 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements. ☐

☒ **2.15 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.** ☐

☒ **2.16 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately $270,471, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.** ☐

☐ 2.17 Other conditions: _____ ☐

## B. PUBLIC IMPROVEMENTS
**(See attached Exhibit 'A' for plan check submittal requirements.)**

☒ 2.17 **Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):**

| Improvement | Jurupa Street | Milliken Avenue | Street 3 | Street 4 |
|---|---|---|---|---|
| Curb and Gutter | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace |
| AC Pavement | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions |
| PCC Pavement (Truck Route Only) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Drive Approach** | ☐ New<br>☐ Remove and replace | ☒ **New**<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Sidewalk | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| ADA Access Ramp | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Parkway | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) |
| Raised Landscaped Median | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Fire Hydrant | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |

| | | | | |
|---|---|---|---|---|
| Sewer (see Sec. 2.C) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Water (see Sec. 2.D)** | ☐ Main<br>☒ **Service** | ☐ Main<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| **Recycled Water (see Sec. 2.E)** | ☐ Main<br>☐ Service | ☒ **Main (A)**<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| Traffic Signal System (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Traffic Signing and Striping (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Street Light (see Sec. 2.F)** | ☒ **Upgrade**<br>☐ Relocation | ☒ **Upgrade**<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |
| Bus Stop Pad or Turn-out (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Storm Drain (see Sec. 2G) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Fiber Optics (see Sec. 2K)** | ☒ **Conduit / Appurtenances** | ☒ **Conduit / Appurtenances** | ☐ Conduit / Appurtenances | ☐ Conduit / Appurtenances |
| Overhead Utilities | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate |
| Removal of Improvements | | | | |
| Other Improvements | | | | |

**Specific notes for improvements listed in item no. 2.17, above:**

**A. For longitudinal trenches over 150' in length, a minimum 10' wide, 2" grind and overlay is required per City Std. No. 1306. See COA 2.18 below.**
**B. All master planned utilities shall be designed and installed to the ultimate condition.**

☒ **2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):** ☐

- **Milliken Ave from Jurupa Street to Toyota Way. See recycled water main construction listed in COA 2.17 above.**

☐ 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. ☐

☐ 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide ☐ water service ☐ sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid. ☐

☐ 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code. ☐

☒ **2.22 Other conditions:** ☐

**A. Pay an in-lieu fee for PCC pavement installation at the following signalized intersections:**
**i. Jurupa Street & Toyota Way**
**ii. Jurupa Street & Milliken Avenue**
**iii. Toyota Way & Milliken Avenue**
**The fee will be based on an engineer's cost estimate that will be reviewed and approved by the City. The Applicant/Developer will be responsible for their fair share which is equivalent to 25% of the total cost.**

## C. SEWER

☒ **2.23 A 18 inch sewer main is available for connection by this project in Milliken Ave. (Ref: Sewer plan bar code: S10006)** ☐

☐ 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer. ☐

☒ **2.26 Other conditions:** ☐

**A. Sewer Monitoring Manhole: Each building is to have its own monitoring manhole, on private property, immediately back of the property line.**

## D. WATER

☒ **2.27 A 16 inch water main is available for connection by this project in Jurupa St and Milliken Ave. (Ref: Water plan bar code: W11713, W10016)** ☐

☐ 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.29 Other conditions: _____ ☐

## E. RECYCLED WATER

☒ **2.30 A 8 inch recycled water main is available for connection by this project in Jurupa St. (Ref: Recycled Water plan bar code: P10294)** ☐

☒ **2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.** ☐

☐ 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant. ☐

☒ **2.33** **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.** ☐

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.**

☒ **2.34** **Other conditions:** ☐

**A. Recycled Water Main Extension: Extend by constructing a recycled water main from the intersection of Milliken Avenue and Jurupa Street, south to serve Building A and B, specifically Building B with recycled water.**

## F. TRAFFIC / TRANSPORTATION

☐ 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: ☐
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

☐ 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877. ☐

☒ **2.37** **Other conditions:** ☐

**A. Replace any existing street light fixtures project frontages of Milliken Avenue and Jurupa Street with the current City approved LED equivalent fixture per the Traffic and Transportation Design Guidelines**
**B. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
**C. Provide reciprocal access with the between the project site and all other adjacent properties.**
**D. Design and construct proposed driveway in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway along Milliken Avenue.**

## G. DRAINAGE / HYDROLOGY

☐ 2.38 A _____inch storm drain main is available to accept flows from this project in _____. ☐
(Ref: Storm Drain plan bar code:_____)

☐ 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. ☐

☐ 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. ☐

☒ **2.41** **Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.** ☐

☐ 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. ☐

☐ 2.43 Other conditions: _____ ☐

## H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

☐ 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130. ☐

☒ **2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: http://www.sbcounty.gov/dpw/land/npdes.asp.** ☐

☐ 2.46 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning. ☐

☐ 2.47 Other conditions: _____ ☐

## J. SPECIAL DISTRICTS

☐ 2.48 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 2.49 Other conditions: _____ ☐

## K. FIBER OPTIC

☐ 2.50 A _____ fiber optic line is available for connection by this project in _____.
(Ref: Fiber Optic plan bar code:_____) ☐

☒ **2.51 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole located at the southeast corner of Jurupa St and Milliken Ave. Limits of work are generally located along the project frontages of Jurupa St and Milliken Ave.** ☐

☒ **2.52** **Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.** ☐

## L. INTEGRATED WASTE

☒ **2.53** **Onsite solid waste shall be designed in accordance with the City's Refuse & Recycling Planning Manual located at:** ☐

**https://www.ontarioca.gov/OMUC/IntegratedWaste**

☒ **2.54** **Other conditions:** ☐

**A. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB341 and AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes. Additional information can be obtained at through the City website at https://www.ontarioca.gov/IntegratedWaste:**

**B. Three 4-CY Bins Trash Enclosure: Each trash enclosure is to have three 4-cy bins with their respective gate, and a solid roof.**

**C. Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, revised as stated directly above and submit Final SWHP and be submitted with the Precise Grading Plan for review and approval of the Integrated Waste Department.**

**D. Integrated Waste Management Report (IWMR): Prior to approval of the Precise Grading Plan, submit to OMUC for review and approval, an Integrated Waste Management Report (IWMR) that complies with the IWMR Requirements.**

## 3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

☒ **3.01** **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.** ☐

☒ **3.02** **Complete all requirements for recycled water usage.** ☐

☒ **1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**

☒ **2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**

☒ **3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**

☒ **3.03** **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.** ☐

☐ 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals. ☐

☒ **3.05** **Confirm payment of all Development Impact Fees (DIF) to the Building Department.** ☐

☒ **3.06** **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).** ☐

## 4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

| | | | |
|---|---|---|---|
| ☒ | 4.01 | **Complete all Conditions of Approval listed under Sections 1-3 above.** | ☐ |
| ☒ | 4.02 | **Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.** | ☐ |
| ☒ | 4.03 | **The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.** | ☐ |
| ☒ | 4.04 | **Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.** | ☐ |

**EXHIBIT 'A'**

## ENGINEERING DEPARTMENT
## First Plan Check Submittal Checklist

**Project Number: PMTT21-010, PDEV21-018, and/or Parcel Map No. 20147**

**The following items are required to be included with the first plan check submittal:**

1. ☒ **A copy of this check list**
2. ☒ **Payment of fee for Plan Checking**
3. ☒ **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. ☒ **One (1) copy of project Conditions of Approval**
5. ☒ **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. ☒ **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. ☐ Three (3) sets of Public Street improvement plan with street cross-sections
8. ☐ Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. ☒ **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. ☐ Four (4) sets of Public Sewer improvement plan
11. ☐ Five (5) sets of Public Storm Drain improvement plan
12. ☒ **Three (3) sets of Public Street Light improvement plan**
13. ☐ Three (3) sets of Signing and Striping improvement plan
14. ☒ **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. ☒ **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. ☐ Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. ☒ **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. ☐ One (1) copy of Hydrology/Drainage study
19. ☒ **One (1) copy of Soils/Geology report**
20. ☒ **Payment for Parcel Map processing fee**

21. ☒ **Three (3) copies of Parcel Map**

22. ☒ **One (1) copy of approved Tentative Map**

23. ☒ **One (1) copy of Preliminary Title Report (current within 30 days)**

24. ☒ **One (1) copy of Traverse Closure Calculations**

25. ☒ **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

26. ☒ **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**

27. ☐ Other: _____

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**
**Planning Department**

**FROM:** **Mike Gerken, Deputy Fire Chief/Fire Marshal**
**Fire Department**

**DATE:** **May 24, 2021**

**SUBJECT:** **PMTT21-010 - A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.**

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☒ The plan **does** adequately address Fire Department requirements at this time.

☒ Standard Conditions of Approval apply, as stated below.

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**SITE AND BUILDING FEATURES:**

A. 2019 CBC Type of Construction: Type III-B

B. Type of Roof Materials: Panelized

C. Ground Floor Area(s): Building A = 113,067 Sq. Ft.
Building B = 48,205 Sq. Ft.

D. Number of Stories: 1 with Mezzanine

E. Total Square Footage: Building A = 118,067 Sq. Ft.
Building B = 50,705 Sq. Ft.

F. 2019 CBC Occupancy Classification(s): B/S1/F1

## CONDITIONS OF APPROVAL:

### 1.0 GENERAL

☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at www.ontarioca.gov/Fire/Prevention.

☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### 2.0 FIRE DEPARTMENT ACCESS

☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.

☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.

☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.

☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.

☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.

☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## 3.0 WATER SUPPLY

☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 3750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.

☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

## 4.0 FIRE PROTECTION SYSTEMS

☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

## 5.0 BUILDING CONSTRUCTION FEATURES

☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes

that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.

☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.

☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**

**FROM:** **Officer Bill Lee, Police Department**

**DATE:** **May 19, 2021**

**SUBJECT:** **PMTT21-010- A DEVELOPMENT PLAN TO CONSTRUCT TWO (2) INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET, LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE. RELATED FILE: PDEV21-018.**

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.

# AIRPORT LAND USE COMPATIBILITY PLANNING
## CONSISTENCY DETERMINATION REPORT

ONTARIO AIRPORT PLANNING

Project File No.: PDEV21-018& PMTT21-010

Address: SEC Jurupa Street & Milliken Avenue

APN: 0238-121-75

Existing Land Use: Vacant and Industrial Building

Proposed Land Use: Development Plan to construct 2 industrial buildings totaling 168,772 SF and Tentative Parcel Map to subdivide 13.07 acres into 3 parcels

Site Acreage: 13.07 Proposed Structure Height: 41 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelynne Hutter

Date: July 6, 2021

CD No.: 2021-030

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

| Safety | Noise Impact | Airspace Protection | Overflight Notification |
|---|---|---|---|
| ○ Zone 1 | ○ 75+ dB CNEL | ☐ High Terrain Zone | ☐ Avigation Easement Dedication |
| ○ Zone 1A | ○ 70 - 75 dB CNEL | ☑ FAA Notification Surfaces | ☑ Recorded Overflight Notification |
| ○ Zone 2 | ☑ 65 - 70 dB CNEL | ☑ Airspace Obstruction Surfaces | ○ Real Estate Transaction Disclosure |
| ☐ Zone 3 | ☑ 60 - 65 dB CNEL | ☑ Airspace Avigation Easement Area | |
| ○ Zone 4 | | Allowable Height: 200 FT + | |
| ○ Zone 5 | | | |

## The project is impacted by the following Chino ALUCP Safety Zones:

☐ Zone 1 ○ Zone 2 ☐ Zone 3 ○ Zone 4 ○ Zone 5 ○ Zone 6

Allowable Height: _____

## CONSISTENCY DETERMINATION

This proposed Project is: ○ Exempt from the ALUCP ◉ Consistent ○ Consistent with Conditions ○ Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: Lorena Mejia

RESOLUTION NO. PC21-088

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, APPROVING A DEVELOPMENT PLAN, FILE NO. PDEV21-018, TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS ON 13.07 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE, AT 1425 SOUTH TOYOTA WAY, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") has filed an Application for the approval of a Development Plan, File No. PDEV21-018, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 13.07 acres of land generally located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way within the Toyota Ontario Business Park Specific Plan, and is presently vacant; and

WHEREAS, the properties to the north are within the California Commerce Center Specific Plan zoning district and are developed with warehouse and commercial uses. The properties to the south are within the Entratter Industrial Specific Plan and the IG (General Industrial) zoning district, and are developed with warehouse uses. The land to the east is the Interstate 15 freeway. The properties to the west are within the California Commerce Center Specific Plan and are developed with light industrial and business park uses; and

WHEREAS, the Applicant is proposing to construct two industrial buildings totaling 168,772 square feet, and associated site improvements, on the vacant portion of the Project site, at the northwest corner of the Specific Plan area; and

WHEREAS, the Application was submitted in conjunction with Tentative Parcel Map No. 20147, File No. PMTT21-010, to subdivide the Project site into three parcels to facilitate the development of the proposed Project with an industrial building on each vacant parcel (Parcels 2 and 3); and

WHEREAS, proposed Building A on Parcel 2 is the larger of the two new buildings, at a total of 118,067 square feet, and proposed Building B on Parcel 3 totals 50,705 square feet; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to analyze possible environmental impacts; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (hereinafter referred to as “ALUCP”), which applies only to jurisdictions within San

Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 20, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Application and concluded said hearing on that date, voting to issue Decision No. DAB21-061, recommending that the Planning Commission approve the Application; and

WHEREAS, as the first action on the Project, on December 20, 2021, the Planning Commission adopted a Resolution approving the use of the EIR Addendum, finding that the proposed Project introduces no new significant environmental impacts and applying all previously adopted mitigation measures to the Project, which were incorporated by reference; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the decision-making body for the Project, the Planning Commission has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the Planning Commission, the Planning Commission finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PMTT21-010 and PDEV21-018; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the Planning Commission; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2: ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the EIR Addendum, all related information presented to the Planning Commission, and the specific findings set forth in Section 1, above, the Planning Commission finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the Planning Commission finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making authority for the Project, the Planning Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the PLANNING COMMISSION, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning Commission during the above-referenced hearing,

and upon the specific findings set forth in Sections 1 through 4, above, the Planning Commission hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Toyota Ontario Business Park Specific Plan zoning district, including standards relative to the particular land use proposed (industrial), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Toyota Ontario Business Park Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the California Commerce Center Specific Plan.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development.*** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Toyota Ontario Business Park Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed

(industrial). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the California Commerce Center Specific Plan.

SECTION 6: ***Planning Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the Planning Commission hereby APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 7: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 9: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning Commission of the City of Ontario at a special meeting thereof held on the 20th day of December 2021, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC21-088, was duly passed and adopted by the Planning Commission of the City of Ontario at their special meeting held on December 20, 2021, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Willoughby

NOES: None

ABSENT: Ricci

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

# File No. PDEV21-018
# Departmental Conditions of Approval

*(Departmental conditions of approval to follow this page)*

# LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 11/18/2021

**File No:** PDEV21-018

**Related Files:** PMTT21-010

**Project Description:** A Development Plan to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at 1425 South Toyota Way, on the southeast corner of Jurupa Street and Milliken Avenue, within the Industrial Mixed Use land use district of the Toyota Ontario Business Park Specific Plan; (APN: 0238-121-75) **submitted by MIG, Inc.**

**Prepared By:** Edmelynne V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2** General Requirements. The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.3** Architecture Treatment and Building Design.

**(a)** At locations where changes in parapet wall height meet, the taller parapet must return into the building for a minimum distance of 6 FT, so that the actual thickness of the parapet wall cannot be observed or readily discerned.

**(b)** Roof access ladders shall be located on the inside of the building.

**(c)** All building drainage gutters, downspouts, vents, etc., shall be completely concealed from public view or shall be architecturally compatible (decorative) with the exterior building design and color.

**2.4** Landscaping.

**(a)** The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

**(b)** Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

**(c)** Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

**(d)** Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.5** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.6** Parking, Circulation and Access.

**(a)** The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)** All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

**(c)** Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**(d)** The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**(e)** Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**(f)** Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.7** Outdoor Loading and Storage Areas.

**(a)** Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)** Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**(c)** Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

**(d)** Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

**(i)** Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or
**(ii)** Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

**(e)** The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

| ***Screen Wall Height*** | ***Minimum Gate Height*** |
|---|---|
| 14 feet: | 10 feet |
| 12 feet: | 9 feet |
| 10 feet: | 8 feet |

| | |
|---|---|
| 8 feet: | 8 feet |
| 6 feet: | 6 feet |

**2.8** Site Lighting.

**(a)** All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**(b)** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

**2.9** Mechanical and Rooftop Equipment.

**(a)** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**(b)** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.10** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.11** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

**2.12** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.13** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

**(c)** CC&Rs shall ensure reciprocal parking and access between parcels.

**(d)** CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;
**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
**(iii)** Shared parking facilities and access drives; and
**(iv)** Utility and drainage easements.

**(e)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(f)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(g)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.14** Environmental Review.

**(a)** The environmental impacts of this project were reviewed in conjunction with an **Addendum to The Ontario Plan Environmental Impact Report** (State Clearinghouse No. 2008101140). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

**(b)** If human remains are found during project grading/excavation/ construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.15** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding

against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.16** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

# CITY OF ONTARIO

## MEMORANDUM

TO:
Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang , IPA Department

**Revision #2**

FROM: Edmelynne Hutter, Senior Planner

DATE: October 07, 2021

SUBJECT: FILE #: PDEV21-018 Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Development Plan to construct two (2) industrial buildings totaling 168,772 square feet on 13.07 acres of land located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PMTT21-010.

☒ The plan does adequately address the departmental concerns at this time.

- ☐ No comments
- ☐ See previous report for Conditions
- ☒ Report attached (1 copy and email 1 copy)
- ☒ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

| Department | Signature | Title | Date |
|---|---|---|---|
| Landscape Planning Division | | Landscape Planner | 10/6/21 |

# CITY OF ONTARIO
## LANDSCAPE PLANNING DIVISION
**303 East "B" Street, Ontario, CA 91764**

## CONDITIONS OF APPROVAL

**Sign Off**

| | |
|---|---|
| Jamie Richardson, Sr. Landscape Planner | 10/6/21 Date |

| | |
|---|---|
| Reviewer's Name: **Jamie Richardson, Sr. Landscape Planner** | Phone: **(909) 395-2615** |

| | |
|---|---|
| D.A.B. File No.: PDEV21-018 | Case Planner: Edmelynne Hutter |

Project Name and Location:

Toyota Business Center – 2 Industrial Buildings
S/W corner of Milliken Ave and Jurupa Street

Applicant/Representative:

MIG, Inc. – Pamela Steele
1650 Spruce Street, Suite 106
Riverside, CA 92614

| | |
|---|---|
| ☒ | **Preliminary Plans (dated 6/12/21) meets the Standard Conditions for New Development and have been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.** |
| ☐ | **Preliminary Plans (dated) have not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.** |

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**
**Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov**
**DIGITAL SUBMITTALS MUST BE 10MB OR LESS.**

Civil/ Site Plans

1. Provide an arborist report and tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall be equal to trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.
2. Locate the employee break areas in an open area near the building rather than the parking lot.
3. Stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division prior to permit issuance. Any stormwater devices in parkway areas shall not displace street trees.
4. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
5. Show backflow devices set back 4' from paving all sides. Locate on level grade
6. Civil Plans: Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
7. Dimension all planters to have a minimum 5' wide inside dimension.
8. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
9. Show outdoor employee break area with table or bench and shade trees on the south and west sides.
10. Add Note to Grading Plans: Landscape areas where compaction has occurred due to grading

activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

11. Provide an arborist report and tree inventory as noted in #1.
12. Locate the employee break areas in an open area near the building rather than the parking lot.
13. Quercus agrifolia shall be planted in planter spaces greater than 8' wide; use Quercus ilex in planter 5' wide.
14. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations on regular intervals.
15. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
16. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
17. Detail irrigation dripline outside of mulched root zone.
18. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
19. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council.
20. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov

CITY OF ONTARIO

# ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

| | |
|---|---|
| ☒ **DEVELOPMENT PLAN**<br>☐ OTHER | ☒ **PARCEL MAP** ☐ TRACT MAP<br>☐ FOR CONDOMINIUM PURPOSES |
| **PROJECT FILE NO. PMTT21-010**<br>**RELATED FILE NO(S). PDEV21-018** | |
| ☒ **ORIGINAL** ☐ REVISED: __/__/__ | |

| | |
|---|---|
| **CITY PROJECT ENGINEER & PHONE NO:** | **Michael Bhatanawin, P.E. (909) 395-2130** |
| **CITY PROJECT PLANNER & PHONE NO:** | **Edmelynne Hutter (909) 395-2429** |
| **DAB MEETING DATE:** | **December 20, 2021** |
| **PROJECT NAME / DESCRIPTION:** | **PM-20147, a Tentative Parcel Map to subdivide 13.07 acres of land into three (3) parcels within the Office/R-D and Warehouse/Distribution land use districts of The Toyota Business Park Specific Plan** |
| **LOCATION:** | **Southeast corner of Jurupa Street and Milliken Avenue** |
| **APPLICANT:** | **MIG, Inc.** |
| **REVIEWED BY:** | Raymond Lee 11/29/21<br>**Raymond Lee, P.E.** **Date**<br>**Assistant City Engineer** |
| **APPROVED BY:** | 11-30-21<br>**Khoi Do, P.E.** **Date**<br>**City Engineer** |

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

## 1. PRIOR TO PARCEL MAP APPROVAL, APPLICANT SHALL:

Check When Complete

☐ 1.01 Dedicate to the City of Ontario, the right-of-way, described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 1.02 Dedicate to the City of Ontario, the following easement(s): _____ ☐

_____

☐ 1.03 Restrict vehicular access to the site as follows: _____ ☐

☒ **1.04 Vacate the following street(s) and/or easement(s):** ☐

**A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**

☐ 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles. ☐

☒ **1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.** ☐

☐ 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at *http://tceplumecleanup.com/*), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at *http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.* ☐

☐ 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. ☐

(1) _____

(2) _____

☒ **1.09** **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.** ☐

☒ **1.10** **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.** ☐

☒ **1.11** **Provide a preliminary title report current to within 30 days.** ☐

☐ 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 1.13 Ontario Ranch Developments: ☐

☐ 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.

☐ 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).

☐ 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

☒ **1.14** **Other conditions:** ☐

**A. Provide private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across all parcels in favor of all parcels (as needed).**
**B. Provide a private access easement across Parcel 1/Toyota Way (private) in favor of Parcels 2 and 3 for ingress and access purposes.**

## 2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL**
**( Permits includes Grading, Building, Demolition and Encroachment )** ☐

☒ **2.01** **Record Parcel Map No. 20147 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**

☒ **2.02** **Submit a PDF of the recorded map to the City Engineer's office.** ☐

☐ 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per_____. ☐

☐ 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972. ☐

☐ 2.05 Apply for a: ☐

☐ Certificate of Compliance with a Record of Survey;

☐ Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six

months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);

☐ Make a Dedication of Easement.

☐ 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project. ☐

☐ 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at http://tceplumecleanup.com/), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658. ☐

☐ 2.08 Submit a soils/geology report. ☐

☐ 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: ☐

- ☐ State of California Department of Transportation (Caltrans)
- ☐ San Bernardino County Road Department (SBCRD)
- ☐ San Bernardino County Flood Control District (SBCFCD)
- ☐ Federal Emergency Management Agency (FEMA)
- ☐ Cucamonga Valley Water District (CVWD) for sewer/water service
- ☐ United States Army Corps of Engineers (USACE)
- ☐ California Department of Fish & Game
- ☐ Inland Empire Utilities Agency (IEUA)
- ☐ Other: _____

☐ 2.10 Dedicate to the City of Ontario the right-of-way described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 2.11 Dedicate to the City of Ontario the following easement(s):_____ ☐

_____

☐ 2.12 Vacate the following street(s) and/or easement(s): ☐

A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.

☐ 2.13 Ontario Ranch Developments: ☐

☐ 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

☐ 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary

use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

☐ 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.

☐ 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements. ☐

☒ **2.15 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.** ☐

☒ **2.16 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately $270,471, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.** ☐

☐ 2.17 Other conditions: _____ ☐

## B. PUBLIC IMPROVEMENTS
**(See attached Exhibit 'A' for plan check submittal requirements.)**

☒ 2.17 **Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):**

| Improvement | Jurupa Street | Milliken Avenue | Street 3 | Street 4 |
|---|---|---|---|---|
| Curb and Gutter | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace |
| AC Pavement | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions |
| PCC Pavement (Truck Route Only) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Drive Approach** | ☐ New<br>☐ Remove and replace | ☒ **New**<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Sidewalk | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| ADA Access Ramp | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Parkway | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) |
| Raised Landscaped Median | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Fire Hydrant | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |

| | | | | |
|---|---|---|---|---|
| Sewer (see Sec. 2.C) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Water (see Sec. 2.D)** | ☐ Main<br>☒ **Service** | ☐ Main<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| **Recycled Water (see Sec. 2.E)** | ☐ Main<br>☐ Service | ☒ **Main (A)**<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| Traffic Signal System (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Traffic Signing and Striping (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Street Light (see Sec. 2.F)** | ☒ **Upgrade**<br>☐ Relocation | ☒ **Upgrade**<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |
| Bus Stop Pad or Turn-out (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Storm Drain (see Sec. 2G) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Fiber Optics (see Sec. 2K)** | ☒ **Conduit / Appurtenances** | ☒ **Conduit / Appurtenances** | ☐ Conduit / Appurtenances | ☐ Conduit / Appurtenances |
| Overhead Utilities | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate |
| Removal of Improvements | | | | |
| Other Improvements | | | | |

**Specific notes for improvements listed in item no. 2.17, above:**

**A. For longitudinal trenches over 150' in length, a minimum 10' wide, 2" grind and overlay is required per City Std. No. 1306. See COA 2.18 below.**
**B. All master planned utilities shall be designed and installed to the ultimate condition.**

☒ **2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):** ☐

- **Milliken Ave from Jurupa Street to Toyota Way. See recycled water main construction listed in COA 2.17 above.**

☐ 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. ☐

☐ 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide ☐ water service ☐ sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid. ☐

☐ 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code. ☐

☒ **2.22 Other conditions:** ☐

**A. Pay an in-lieu fee for PCC pavement installation at the following signalized intersections:**
**i. Jurupa Street & Toyota Way**
**ii. Jurupa Street & Milliken Avenue**
**iii. Toyota Way & Milliken Avenue**
**The fee will be based on an engineer's cost estimate that will be reviewed and approved by the City. The Applicant/Developer will be responsible for their fair share which is equivalent to 25% of the total cost.**

## C. SEWER

☒ **2.23 A 18 inch sewer main is available for connection by this project in Milliken Ave. (Ref: Sewer plan bar code: S10006)** ☐

☐ 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer. ☐

☒ **2.26 Other conditions:** ☐

**A. Sewer Monitoring Manhole: Each building is to have its own monitoring manhole, on private property, immediately back of the property line.**

## D. WATER

☒ **2.27 A 16 inch water main is available for connection by this project in Jurupa St and Milliken Ave. (Ref: Water plan bar code: W11713, W10016)** ☐

☐ 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.29 Other conditions: _____ ☐

## E. RECYCLED WATER

☒ **2.30 A 8 inch recycled water main is available for connection by this project in Jurupa St. (Ref: Recycled Water plan bar code: P10294)** ☐

☒ **2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.** ☐

☐ 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant. ☐

☒ **2.33** **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.** ☐

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.**

☒ **2.34** **Other conditions:** ☐

**A. Recycled Water Main Extension: Extend by constructing a recycled water main from the intersection of Milliken Avenue and Jurupa Street, south to serve Building A and B, specifically Building B with recycled water.**

## F. TRAFFIC / TRANSPORTATION

☐ 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: ☐
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

☐ 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877. ☐

☒ **2.37** **Other conditions:** ☐

**A. Replace any existing street light fixtures project frontages of Milliken Avenue and Jurupa Street with the current City approved LED equivalent fixture per the Traffic and Transportation Design Guidelines**
**B. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
**C. Provide reciprocal access with the between the project site and all other adjacent properties.**
**D. Design and construct proposed driveway in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway along Milliken Avenue.**

## G. DRAINAGE / HYDROLOGY

☐ 2.38 A _____inch storm drain main is available to accept flows from this project in _____. ☐
(Ref: Storm Drain plan bar code:_____)

☐ 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. ☐

☐ 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. ☐

☒ **2.41** **Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.** ☐

☐ 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. ☐

☐ 2.43 Other conditions: _____ ☐

## H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

☐ 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130. ☐

☒ **2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: http://www.sbcounty.gov/dpw/land/npdes.asp.** ☐

☐ 2.46 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning. ☐

☐ 2.47 Other conditions: _____ ☐

## J. SPECIAL DISTRICTS

☐ 2.48 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 2.49 Other conditions: _____ ☐

## K. FIBER OPTIC

☐ 2.50 A _____ fiber optic line is available for connection by this project in _____.
(Ref: Fiber Optic plan bar code:_____) ☐

☒ **2.51 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole located at the southeast corner of Jurupa St and Milliken Ave. Limits of work are generally located along the project frontages of Jurupa St and Milliken Ave.** ☐

☒ **2.52** **Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.** ☐

## L. INTEGRATED WASTE

☒ **2.53** **Onsite solid waste shall be designed in accordance with the City's Refuse & Recycling Planning Manual located at:** ☐

**https://www.ontarioca.gov/OMUC/IntegratedWaste**

☒ **2.54** **Other conditions:** ☐

**A. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB341 and AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes. Additional information can be obtained at through the City website at https://www.ontarioca.gov/IntegratedWaste:**

**B. Three 4-CY Bins Trash Enclosure: Each trash enclosure is to have three 4-cy bins with their respective gate, and a solid roof.**

**C. Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, revised as stated directly above and submit Final SWHP and be submitted with the Precise Grading Plan for review and approval of the Integrated Waste Department.**

**D. Integrated Waste Management Report (IWMR): Prior to approval of the Precise Grading Plan, submit to OMUC for review and approval, an Integrated Waste Management Report (IWMR) that complies with the IWMR Requirements.**

## 3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

☒ **3.01** **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.** ☐

☒ **3.02** **Complete all requirements for recycled water usage.** ☐

☒ **1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**

☒ **2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**

☒ **3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**

☒ **3.03** **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.** ☐

☐ 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals. ☐

☒ **3.05** **Confirm payment of all Development Impact Fees (DIF) to the Building Department.** ☐

☒ **3.06** **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).** ☐

## 4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

| | | | |
|---|---|---|---|
| ☒ | 4.01 | **Complete all Conditions of Approval listed under Sections 1-3 above.** | ☐ |
| ☒ | 4.02 | **Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.** | ☐ |
| ☒ | 4.03 | **The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.** | ☐ |
| ☒ | 4.04 | **Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.** | ☐ |

**EXHIBIT 'A'**

## ENGINEERING DEPARTMENT
## First Plan Check Submittal Checklist

**Project Number: PMTT21-010, PDEV21-018, and/or Parcel Map No. 20147**

**The following items are required to be included with the first plan check submittal:**

1. ☒ **A copy of this check list**
2. ☒ **Payment of fee for Plan Checking**
3. ☒ **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. ☒ **One (1) copy of project Conditions of Approval**
5. ☒ **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. ☒ **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. ☐ Three (3) sets of Public Street improvement plan with street cross-sections
8. ☐ Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. ☒ **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. ☐ Four (4) sets of Public Sewer improvement plan
11. ☐ Five (5) sets of Public Storm Drain improvement plan
12. ☒ **Three (3) sets of Public Street Light improvement plan**
13. ☐ Three (3) sets of Signing and Striping improvement plan
14. ☒ **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. ☒ **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. ☐ Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. ☒ **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. ☐ One (1) copy of Hydrology/Drainage study
19. ☒ **One (1) copy of Soils/Geology report**
20. ☒ **Payment for Parcel Map processing fee**

21. ☒ **Three (3) copies of Parcel Map**

22. ☒ **One (1) copy of approved Tentative Map**

23. ☒ **One (1) copy of Preliminary Title Report (current within 30 days)**

24. ☒ **One (1) copy of Traverse Closure Calculations**

25. ☒ **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

26. ☒ **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**

27. ☐ Other: _____

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**
**Planning Department**

**FROM:** **Mike Gerken, Deputy Fire Chief/Fire Marshal**
**Fire Department**

**DATE:** **May 24, 2021**

**SUBJECT:** **PMTT21-010 - A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.**

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☒ The plan **does** adequately address Fire Department requirements at this time.

☒ Standard Conditions of Approval apply, as stated below.

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**SITE AND BUILDING FEATURES:**

A. 2019 CBC Type of Construction: Type III-B

B. Type of Roof Materials: Panelized

C. Ground Floor Area(s): Building A = 113,067 Sq. Ft.
Building B = 48,205 Sq. Ft.

D. Number of Stories: 1 with Mezzanine

E. Total Square Footage: Building A = 118,067 Sq. Ft.
Building B = 50,705 Sq. Ft.

F. 2019 CBC Occupancy Classification(s): B/S1/F1

## CONDITIONS OF APPROVAL:

### 1.0 GENERAL

☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at www.ontarioca.gov/Fire/Prevention.

☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### 2.0 FIRE DEPARTMENT ACCESS

☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.

☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.

☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.

☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.

☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.

☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## 3.0 WATER SUPPLY

☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 3750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.

☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

## 4.0 FIRE PROTECTION SYSTEMS

☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

## 5.0 BUILDING CONSTRUCTION FEATURES

☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes

that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.

☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.

☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**

**FROM:** **Officer Bill Lee, Police Department**

**DATE:** **May 19, 2021**

**SUBJECT:** **PMTT21-010- A DEVELOPMENT PLAN TO CONSTRUCT TWO (2) INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET, LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE. RELATED FILE: PDEV21-018.**

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.

# AIRPORT LAND USE COMPATIBILITY PLANNING
## CONSISTENCY DETERMINATION REPORT

ONTARIO AIRPORT PLANNING

Project File No.: PDEV21-018& PMTT21-010

Address: SEC Jurupa Street & Milliken Avenue

APN: 0238-121-75

Existing Land Use: Vacant and Industrial Building

Proposed Land Use: Development Plan to construct 2 industrial buildings totaling 168,772 SF and Tentative Parcel Map to subdivide 13.07 acres into 3 parcels

Site Acreage: 13.07 Proposed Structure Height: 41 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelynne Hutter

Date: July 6, 2021

CD No.: 2021-030

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

| Safety | Noise Impact | Airspace Protection | Overflight Notification |
|---|---|---|---|
| ○ Zone 1 | ○ 75+ dB CNEL | ☐ High Terrain Zone | ☐ Avigation Easement Dedication |
| ○ Zone 1A | ○ 70 - 75 dB CNEL | ☑ FAA Notification Surfaces | ☑ Recorded Overflight Notification |
| ○ Zone 2 | ☑ 65 - 70 dB CNEL | ☑ Airspace Obstruction Surfaces | ○ Real Estate Transaction Disclosure |
| ☐ Zone 3 | ☑ 60 - 65 dB CNEL | ☑ Airspace Avigation Easement Area | |
| ○ Zone 4 | | Allowable Height: 200 FT + | |
| ○ Zone 5 | | | |

## The project is impacted by the following Chino ALUCP Safety Zones:

☐ Zone 1 ○ Zone 2 ☐ Zone 3 ○ Zone 4 ○ Zone 5 ○ Zone 6

Allowable Height: _____

## CONSISTENCY DETERMINATION

This proposed Project is: ○ Exempt from the ALUCP ◉ Consistent ○ Consistent with Conditions ○ Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: Lorena Mejia

# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION SPECIAL MEETING

## MINUTES

## December 20, 2021

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# CITY OF ONTARIO PLANNING COMMISSION/ HISTORIC PRESERVATION SPECIAL MEETING

# MINUTES

## December 20, 2021

**SPECIAL MEETING:** City Hall, 303 East B Street
Called to order by Chairman Gage at 6:30 PM

**COMMISSIONERS Present:** Chairman Gage**,** Anderson, Dean, DeDiemar, Lampkin, and Willoughby

**Absent:** Ricci

**OTHERS PRESENT:** Planning Director Zeledon, City Attorney Maldonado, Principal Planner Mercier, Principal Planner Ruddins, Senior Planner Grahn, Senior Planner Hutter, Associate Planner Aguilo, Associate Planner Antuna, Assistant Planner Morales, Transportation Manager Bautista, and Planning Secretary Berendsen

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Pledge of Allegiance was led by Commissioner DeDiemar.

**ANNOUNCEMENTS**

Mr. Zeledon stated that Item B is being continued to the January 25, 2022 meeting and Items F & G will be presented together.

**PUBLIC COMMENTS**

Murena Sandovela spoke in opposition to Item C and apartments being built there.

Mr. Gage explained this is an item that is on the agenda for tonight.

No one further responded from the audience.

**CONSENT CALENDAR ITEMS**

**A-01. MINUTES APPROVAL**

Planning/Historic Preservation Commission Minutes of November 23, 2021, approved as written.

***It was moved by Lampkin, seconded by Anderson, to approve the Planning Commission Minutes of November 23, 2021, as written. Roll call vote: AYES, Anderson, Dean, Gage, and Lampkin; NOES, none; ABSTAIN, DeDiemar and Willoughby; ABSENT, Ricci. The motion was carried 4 to 0.***

**PUBLIC HEARING ITEMS**

***It was moved by Lampkin, seconded by Anderson, to adopt a resolution to approve the Conditional Use Permit, File No., PCUP21-004, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

***It was moved by Willoughby, seconded by Lampkin, to adopt a resolution to approve the Development Plan, File No., PDEV21-012, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

**E.** **ENVIRONMENTAL ASSESSMENT, TENTATIVE PARCEL MAP, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PMTT21-010 AND PDEV21-018:** A Tentative Parcel Map (TPM 20147) (File No. PMTT21-010) to subdivide 95.35 acres of land into three parcels, in conjunction with a Development Plan (File No. PDEV21-018) to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Industrial Mixed Use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan. An Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410) was prepared. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APN: 0238-121-75) **submitted by Pamela Steele, MIG, Inc.**

Senior Planner Hutter, presented the staff report. She stated that staff is recommending the Planning Commission approve the Addendum to an EIR and File Nos. PMTT21-010 and PDEV21-018, pursuant to the facts and reasons contained in the staff report and attached resolution, and subject to the conditions of approval.

Mr. Lampkin wanted clarification on the height on the new elevations
Ms. Hutter stated they will be about the same.

Mr. Lampkin wanted to know about the water resource at the location.

Ms. Hutter responded.

Mr. Lampkin no changes to the south elevation of the water resource section.

Ms. Hutter responded.

Mr. Lampkin wanted to know about circulation and that area.

Ms. Hutter responded.

Mr. Zeledon clarified regarding well site and visual features.

Mr. Lampkin wanted to know about lighting for the area.

Ms. Hutter clarified.

**PUBLIC TESTIMONY**

Pam Steele with MIG, Inc. was present and spoke in favor of the project and agreed with the conditions of

approval.

As there was no one else wishing to speak, Chairman Gage closed the public testimony

There was no Planning Commission deliberation.

**PLANNING COMMISSION ACTION**

***It was moved by Willoughby, seconded by DeDiemar, to adopt a resolution to approve the Addendum to a Certified EIR, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

***It was moved by Lampkin, seconded by Dean, to adopt a resolution to approve the Tentative Parcel Map, File No., PMTT21-010, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

***It was moved by Gage, seconded by Willoughby, to adopt a resolution to approve the Development Plan, File No., PDEV21-018, subject to conditions of approval. Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

**F.** **ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT PLAN AND CERTIFICATE OF APPROPRIATENESS REVIEW FOR FILE NO. PDEV21-030 AND PHP21-015:** A Development Plan (File No. PDEV21-030) to construct a 174,603 -square-foot industrial building on 7.47 acres of land, in conjunction with a Certificate of Appropriateness (File No. PHP21-015) to facilitate the demolition of an existing Tier III historic eligible structure (1914 Craftsman Single-Family Residence) to accommodate the proposed industrial development located on the west side of Bon View Avenue, approximately 132 feet north of Cedar Street, within the IG (General Industrial) zoning district. Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport, and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan (ALUCP); (APNs: 1050-441-05, 1050-441-09, 1050-441-11, 1050-441-12, 1050-441-13, 1050-441-14, 1050-441-15, 1050-441-16, 1050-441-17, 1050-441-18, 1050-441-19, 1050-441-20, 1050-441-21, 1050-441-22, 1050-441-23, 1050-441-24, 1050-441-25, 1050-441-26, 1050-441-27, 1050-441-28, 1050-441-29, 1050-441-30, 1050-441-31, 1050-441-32, 1050-441-33, 1050-441-34, 1050-441-35, 1050-441-36, 1050-441-37, 1050-441-38, 1050-441-39, 1050-441-40, 1050-441-41, 1050-441-42, 1050-441-43, 1050-441-44, 1050-441-45, 1050-441-46, 1050-441-47, 1050-441-48, 1050-441-49, 1050-441-50, 1050-441-51, 1050-441-52, 1050-441-53, 1050-441-54, 1050-441-55, 1050-441-56, 1050-441-57, 1050-441-58, 1050-441-59, 1050-441-60, 1050-441-61, 1050-441-62, and 1050-441-73) **submitted by Bon View Land 10, LLC & BV Investments 10, LLC as tenants-in-common.**

**G.** **ENVIRONMENTAL ASSESSMENT AND ZONE CHANGE REVIEW FOR FILE NO. PZC21-001:** A Zone Change (File No. PZC21-001) amending the zoning designation on 2.77 acres located at 1948 South Bon View Avenue, from IL (Light Industrial) to IG (General Industrial). Staff has prepared an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the City Council on January 27, 2010. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to

***The Development Code Amendment, File No., PDCA21-001: Roll call vote: AYES, Anderson, Dean, DeDiemar, Gage, Lampkin, and Willoughby; NOES, none; RECUSE, none; ABSENT, Ricci. The motion was carried 6 to 0.***

**MATTERS FROM THE PLANNING COMMISSION**

**Old Business Reports From Subcommittees**

**Historic Preservation (Standing):** This subcommittee met on December 9, 2021.

Mr. Willoughby stated they voted on the Certificate of Appropriateness that was discussed tonight. He stated there was discussion regarding the Granada Theater and the Fallis House.

**Development Code Review (Ad-hoc):** This subcommittee did not meet.

**Zoning General Plan Consistency (Ad-hoc):** This subcommittee did not meet.

**New Business**

**NOMINATIONS FOR SPECIAL RECOGNITION**

None at this time.

**DIRECTOR'S REPORT**

Mr. Zeledon stated the Monthly Activity Reports will be presented next month.

**ADJOURNMENT**

Lampkin motioned to adjourn, seconded by Willoughby. The meeting was adjourned at 8:42 PM, to the January 25, 2021 meeting.

Gwen Berendsen
Secretary Pro Tempore

Chairman, Planning Commission

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE THE USE OF AN ADDENDUM TO THE ONTARIO PLAN ENVIRONMENTAL IMPACT REPORT PURSUANT TO THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, AS AMMENDED, FOR FILE NOS. PMTT21-010 AND PDEV21-018.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") has filed an Application for the approval of Tentative Parcel Map No. 20147, File No. PMTT21-010, subdividing 95.35 acres of land into three parcels, in conjunction with a Development Plan, File No. PDEV21-018, for the construction of two industrial buildings totaling 168,772 square feet on 13.07 acres of the 95.35-acre Project site, located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way, within the Toyota Business Park Specific Plan, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410) was certified on January 27, 2010, (hereinafter referred to as "Certified EIR"), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario has prepared and approved for attachment to the Certified EIR, an Addendum to the Certified EIR (hereinafter referred to as "EIR Addendum") in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as "CEQA"); and

WHEREAS, the EIR Addendum concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164(a), a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to a project, but the preparation of a subsequent or supplemental EIR is not required; and

WHEREAS, the City determined that none of the conditions requiring preparation of a subsequent or supplemental EIR would occur from the Project, and that preparation of an Addendum to the Certified EIR was appropriate; and

WHEREAS, the City of Ontario is the lead agency on the Project, and the Planning Commission is the Approval Authority for the requested approval to construct and otherwise undertake the Project; and

WHEREAS, on December 10, 2021, and December 17, 2021, the Planning Department sent public hearing notices to property owners within 300 feet of the project site via postal mail and to Supporters Alliance for Environmental Responsibility (hereinafter referred to as Appellant) via e-mail, respectively, informing the recipient of the Project's upcoming public hearing; and

WHEREAS, on December 20, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision Nos. DAB21-060 and DAB21-061, recommending that the Planning Commission approve the Project; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the EIR Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution Nos. PC21-086, PC21-087, and PC21-088, approving the Project; and

WHEREAS, on December 30, 2021, the Appellant submitted an Appeal, through e-mail, of the Planning Commission's decision to approve File Nos. PMTT21-010 and PDEV21-018; and

WHEREAS, the Ontario Development Code, Division 2.01 (Appeals), Sections 2.01.010.B1 and B2., state that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement; and

WHEREAS, the City Council is the Appeal Authority for Planning Commission decisions; and

WHEREAS, the basis of the Appellant's appeal is a statement that the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project fails to comply with the California Environmental Quality Act; and

WHEREAS, the Appellant did not provide any facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority; and

WHEREAS, the Appellant failed to raise their concerns during the public hearing or provide written notice of their concerns prior to the public hearing and, therefore, the City Council cannot consider the appeal statement; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on March 15, 2022, the City Council of the City of Ontario conducted a hearing to consider the Appeal, and concluded said hearing on that date; and

WHEREAS, the City Council has reviewed and considered the EIR Addendum for the Project, has concluded that none of the conditions requiring preparation of a subsequent of supplemental EIR have occurred, and intends to take actions on the Project in compliance with CEQA and state and local guidelines implementing CEQA; and

WHEREAS, the EIR Addendum for the Project is on file in the Planning Department, located at 303 East B Street, Ontario, CA 91764, are available for inspection by any interested person at that location and are, by this reference, incorporated into this Resolution as if fully set forth herein; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making authority for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The environmental impacts of this project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008104410), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2. ***Additional Environmental Review Not Required.*** Based on the Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Environmental Impact Report is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and.

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 4, above, the City Council hereby concludes as follows:

(1) ***The Ontario Development Code specifies the Appeal process and requirements for filing an appeal.*** The Ontario Development Code requires that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement.

(2) ***The submitted Appeal does not include specific grounds for the appeal and the relief requested from the Appeal Authority.*** The submitted Appeal did not provide any specific facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority.

(3) ***The Appeal assertion that the Project Addendum fails to comply with the California Environmental Quality Act was not raised during the public hearing.*** The Appellant failed to raise their concerns regarding the Project Addendum compliance with the California Environmental Quality Act during the public hearing or provide written notice of their concerns prior to the public hearing.

SECTION 6. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby UPHOLDS THE PLANNING COMMISSION'S PREVIOUS ACTION ON THE PROJECT AND DENIES

THE APPEAL, and hereby finds that based upon the entire record of proceedings before it and all information received, that there is no substantial evidence that the Project will constitute substantial changes to the Certified EIR, and does hereby approve the use of the EIR Addendum, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLC
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022-____ was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

# Addendum to The Ontario Plan Environmental Impact Report

*(Document follows this page)*

# Addendum to The Ontario Plan Environmental Impact Report

CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

1. Project Title/File No.: PMTT21-010 and PDEV21-018

2. Lead Agency: City of Ontario, 303 East B Street, Ontario, California 91764, (909) 395-2036

3. Contact Person: Edmelynne V. Hutter, Senior Planner, Phone: (909) 395-2429, Email: ehutter@ontarioca.gov

4. Project Sponsor: MIG, Inc. ATTN: Pamela Steele; 1650 Spruce Street, Suite 106, Riverside, CA 92507

5. Project Location: The project site is located in southwestern San Bernardino County, within the City of Ontario. The City of Ontario is located approximately 40 miles from downtown Los Angeles, 20 miles from downtown San Bernardino, and 30 miles from Orange County. As illustrated on Figures 1 and 2, below, the project site is located at 1425 South Toyota Way, on approximately 95 acres, at the southeast corner of Jurupa Street and Milliken Avenue.

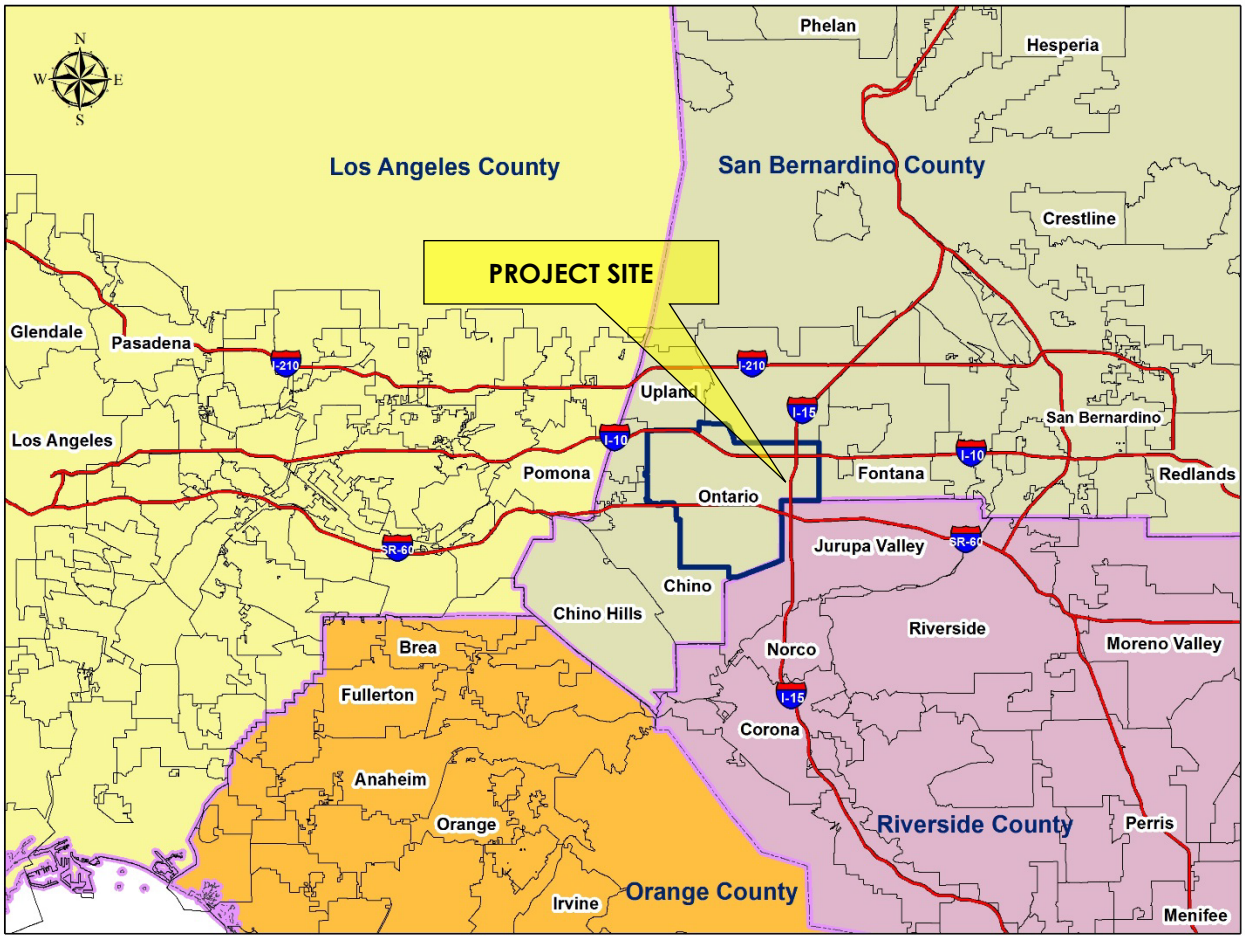



*Figure 1: REGIONAL LOCATION MAP*

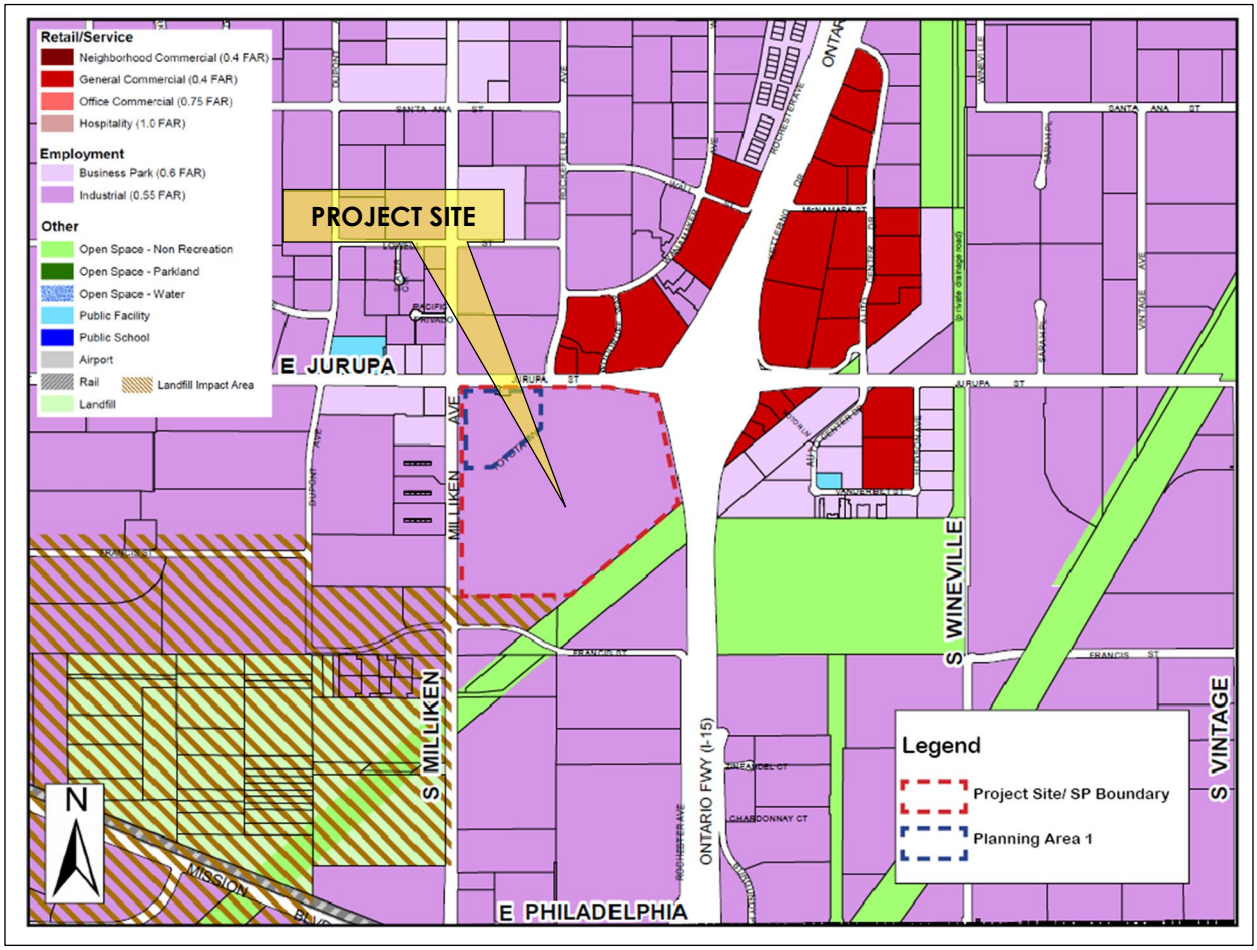



*Figure 2: VICINITY MAP*

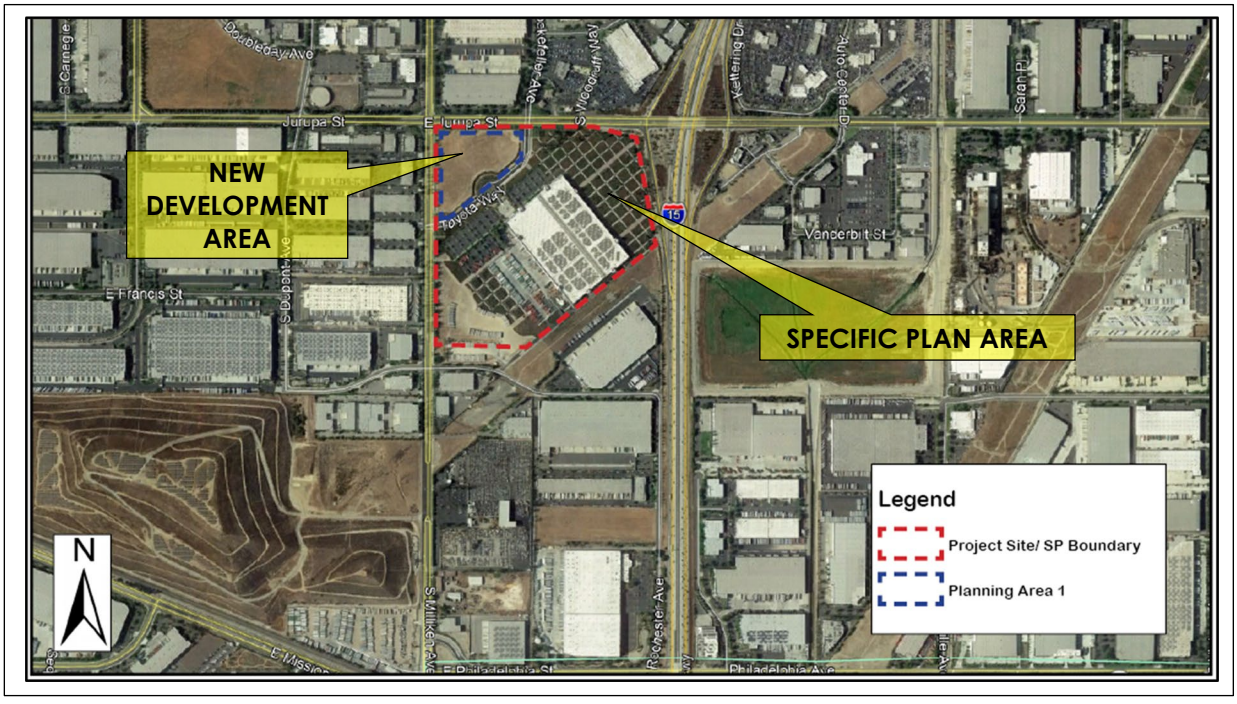



*Figure 3: AERIAL PHOTOGRAPH*

6. Policy Plan (General Plan) Designation: Industrial

7. Zoning Designation: Toyota/Ontario Business Park Specific Plan – Industrial Mixed Use

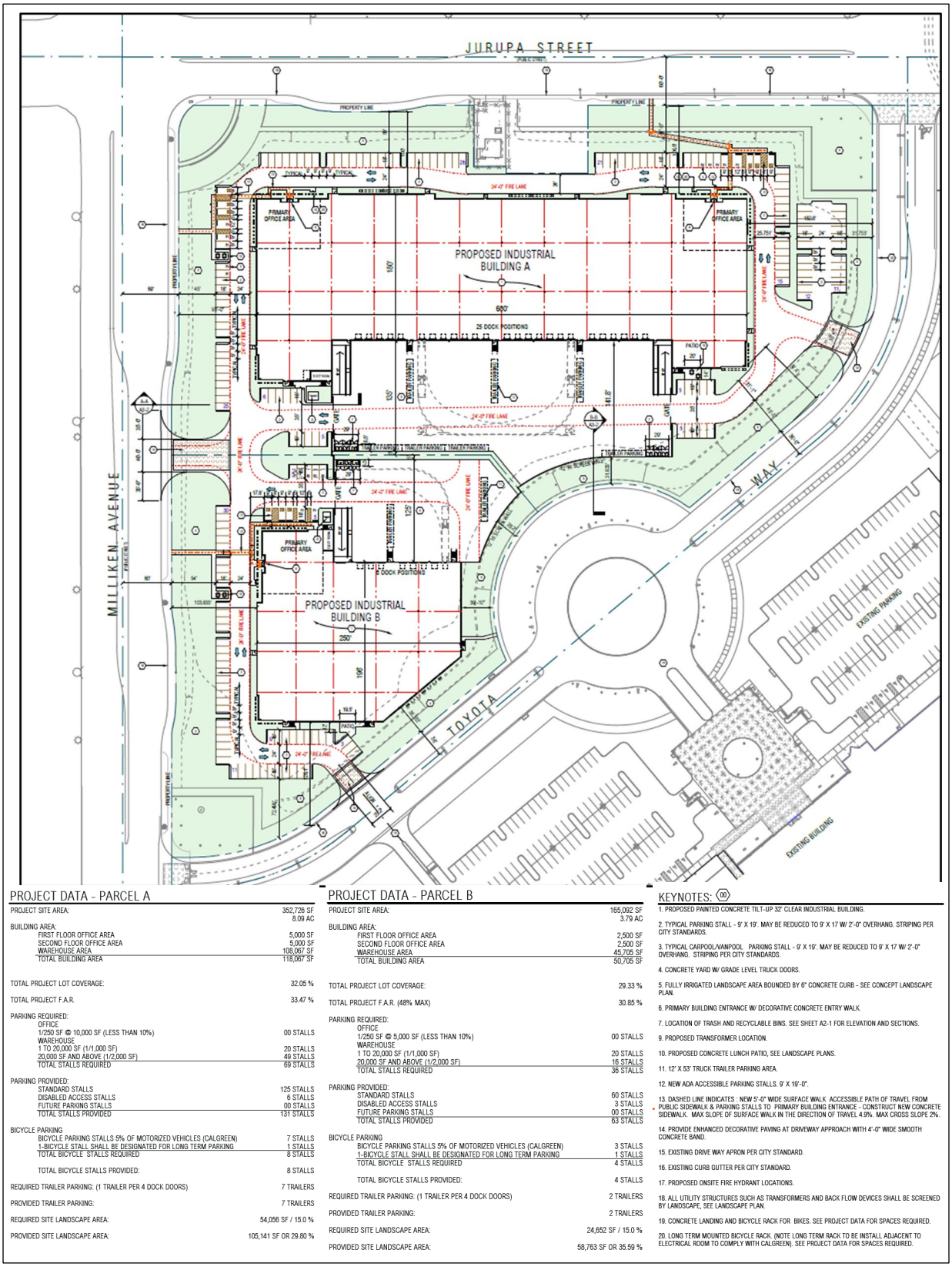
8. Description of Project: A Tentative Parcel Map (TPM No. 20147), submitted as part of the application, would subdivide the Specific Plan area into three parcels: Parcel 1 would include the Specific Plan area south of Toyota Way, which is already developed with an 807,068 square feet warehouse and distribution facility and no development for this area is proposed under this Project; Parcels 2 and 3 would be the area north of Toyota Way and include the northwest portion of the Project site where new development is proposed. As shown in Figure 4, the proposed Project would involve the construction of two industrial warehouse buildings totaling 168,722 square feet and associated site improvements.

   *Building A*. Building A, located on the northern portion of Project site, would total 118,067 square feet and include 108,067 square feet of warehouse space and 10,000 square feet of office space. The office component of the building would be two stories and would be located in the northwest and northeast corners of the building**.** Twenty-five truck loading docks would be located along the southern side of the building. A summary of development specifications are outlined in Tables 1 and 2.

   *Building B.* Building B, located on the southern portion of the Project site, would be located south of Building A and would total 50,705 square feet which would include 45,705 square feet of warehouse space with 5,000 square feet of office use. The office component of the building would be two stories and would be located in the northwest corner of the building. Eight truck loading docks would be located along the northern side of the building. A summary of development specifications are outlined in Tables 1 and 2.

**Table 1: Development Specifications**

| | **1425 S. Toyota Wy. (existing) / Parcel 1** | **Building A / Parcel 2** | **Building B / Parcel 3** |
|---|---|---|---|
| **Office Space** | 48,929 sf | 10,000 sf | 5,000 sf |
| **Warehouse Space** | 758,139 sf | 108,067 sf | 45,705 sf |
| **Total Building Area** | 807,068 sf | 118,067 sf | 50,705 sf |
| **Site Area (sf)** | 3,557,545 sf | 358,934 sf | 165,092 sf |
| **Site Area (acres)** | 81.67 ac | 8.24 ac | 3.79 ac |




## PROJECT DATA - PARCEL A

| | |
|---|---|
| PROJECT SITE AREA: | 352,726 SF<br>8.09 AC |
| BUILDING AREA: | |
| FIRST FLOOR OFFICE AREA | 5,000 SF |
| SECOND FLOOR OFFICE AREA | 5,000 SF |
| WAREHOUSE AREA | 108,067 SF |
| TOTAL BUILDING AREA | 118,067 SF |
| TOTAL PROJECT LOT COVERAGE: | 32.05 % |
| TOTAL PROJECT F.A.R. | 33.47 % |
| PARKING REQUIRED: | |
| OFFICE | |
| 1/250 SF @ 10,000 SF (LESS THAN 10%) | 00 STALLS |
| WAREHOUSE | |
| 1 TO 20,000 SF (1/1,000 SF) | 20 STALLS |
| 20,000 SF AND ABOVE (1/2,000 SF) | 49 STALLS |
| TOTAL STALLS REQUIRED | 69 STALLS |
| PARKING PROVIDED: | |
| STANDARD STALLS | 125 STALLS |
| DISABLED ACCESS STALLS | 6 STALLS |
| FUTURE PARKING STALLS | 00 STALLS |
| TOTAL STALLS PROVIDED | 131 STALLS |
| BICYCLE PARKING | |
| BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CALGREEN) | 7 STALLS |
| 1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING | 1 STALLS |
| TOTAL BICYCLE STALLS REQUIRED | 8 STALLS |
| TOTAL BICYCLE STALLS PROVIDED: | 8 STALLS |
| REQUIRED TRAILER PARKING: (1 TRAILER PER 4 DOCK DOORS) | 7 TRAILERS |
| PROVIDED TRAILER PARKING: | 7 TRAILERS |
| REQUIRED SITE LANDSCAPE AREA: | 54,056 SF / 15.0 % |
| PROVIDED SITE LANDSCAPE AREA: | 105,141 SF OR 29.80 % |

## PROJECT DATA - PARCEL B

| | |
|---|---|
| PROJECT SITE AREA: | 165,092 SF<br>3.79 AC |
| BUILDING AREA: | |
| FIRST FLOOR OFFICE AREA | 2,500 SF |
| SECOND FLOOR OFFICE AREA | 2,500 SF |
| WAREHOUSE AREA | 45,705 SF |
| TOTAL BUILDING AREA | 50,705 SF |
| TOTAL PROJECT LOT COVERAGE: | 29.33 % |
| TOTAL PROJECT F.A.R. (48% MAX) | 30.85 % |
| PARKING REQUIRED: | |
| OFFICE | |
| 1/250 SF @ 5,000 SF (LESS THAN 10%) | 00 STALLS |
| WAREHOUSE | |
| 1 TO 20,000 SF (1/1,000 SF) | 20 STALLS |
| 20,000 SF AND ABOVE (1/2,000 SF) | 16 STALLS |
| TOTAL STALLS REQUIRED | 36 STALLS |
| PARKING PROVIDED: | |
| STANDARD STALLS | 60 STALLS |
| DISABLED ACCESS STALLS | 3 STALLS |
| FUTURE PARKING STALLS | 00 STALLS |
| TOTAL STALLS PROVIDED | 63 STALLS |
| BICYCLE PARKING | |
| BICYCLE PARKING STALLS 5% OF MOTORIZED VEHICLES (CALGREEN) | 3 STALLS |
| 1-BICYCLE STALL SHALL BE DESIGNATED FOR LONG TERM PARKING | 1 STALLS |
| TOTAL BICYCLE STALLS REQUIRED | 4 STALLS |
| TOTAL BICYCLE STALLS PROVIDED: | 4 STALLS |
| REQUIRED TRAILER PARKING: (1 TRAILER PER 4 DOCK DOORS) | 2 TRAILERS |
| PROVIDED TRAILER PARKING: | 2 TRAILERS |
| REQUIRED SITE LANDSCAPE AREA: | 24,652 SF / 15.0 % |
| PROVIDED SITE LANDSCAPE AREA: | 58,763 SF OR 35.59 % |

## KEYNOTES:

1. PROPOSED PAINTED CONCRETE TILT-UP 32' CLEAR INDUSTRIAL BUILDING.
2. TYPICAL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
3. TYPICAL CARPOOL/VANPOOL PARKING STALL - 9' X 19'. MAY BE REDUCED TO 9' X 17' W/ 2'-0" OVERHANG. STRIPING PER CITY STANDARDS.
4. CONCRETE YARD W/ GRADE LEVEL TRUCK DOORS.
5. FULLY IRRIGATED LANDSCAPE AREA BOUNDED BY 6" CONCRETE CURB - SEE CONCEPT LANDSCAPE PLAN.
6. PRIMARY BUILDING ENTRANCE W/ DECORATIVE CONCRETE ENTRY WALK.
7. LOCATION OF TRASH AND RECYCLABLE BINS. SEE SHEET A2-1 FOR ELEVATION AND SECTIONS.
9. PROPOSED TRANSFORMER LOCATION.
10. PROPOSED CONCRETE LUNCH PATIO, SEE LANDSCAPE PLANS.
11. 12' X 53' TRUCK TRAILER PARKING AREA.
12. NEW ADA ACCESSIBLE PARKING STALLS. 9' X 19'-0".
13. DASHED LINE INDICATES : NEW 5'-0" WIDE SURFACE WALK. ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK & PARKING STALLS TO PRIMARY BUILDING ENTRANCE - CONSTRUCT NEW CONCRETE SIDEWALK. MAX SLOPE OF SURFACE WALK IN THE DIRECTION OF TRAVEL 4.9%. MAX CROSS SLOPE 2%.
14. PROVIDE ENHANCED DECORATIVE PAVING AT DRIVEWAY APPROACH WITH 4'-0" WIDE SMOOTH CONCRETE BAND.
15. EXISTING DRIVE WAY APRON PER CITY STANDARD.
16. EXISTING CURB GUTTER PER CITY STANDARD.
17. PROPOSED ONSITE FIRE HYDRANT LOCATIONS.
18. ALL UTILITY STRUCTURES SUCH AS TRANSFORMERS AND BACK FLOW DEVICES SHALL BE SCREENED BY LANDSCAPE, SEE LANDSCAPE PLAN.
19. CONCRETE LANDING AND BICYCLE RACK FOR BIKES. SEE PROJECT DATA FOR SPACES REQUIRED.
20. LONG TERM MOUNTED BICYCLE RACK. (NOTE LONG TERM RACK TO BE INSTALL ADJACENT TO ELECTRICAL ROOM TO COMPLY WITH CALGREEN). SEE PROJECT DATA FOR SPACES REQUIRED.

*Figure 4: DEVELOPMENT PLAN SITE PLAN*

| Table 2: Applicable Development Standards | | | | |
|---|---|---|---|---|
| **Development Standards** | **Required** | **Parcel 1/ 1425 S. Toyota Wy.** | **Parcel 2/ Building A** | **Parcel 3/ Building B** |
| Maximum FAR | 55% | 22.68% | 32.89% | 30.71% |
| Minimum Parcel Size | 1 acre | 81.67 acres | 8.24 acres | 3.79 acres |
| Maximum Building Height | 65 feet | No change | 41 feet | 41 feet |
| Minimum Building Setbacks<br>Milliken Avenue<br>Jurupa Street<br>Toyota Way | <br>45 feet<br>40 feet<br>25 feet | No change | <br>95 feet<br>100 feet<br>87.4 -173.6 feet | <br>103.8 feet<br>N/A<br>38.3 to 126 feet |
| **Warehousing and Distribution Parking Requirements** | | | | |
| Office-1 space/250 sf less than 10,000 sf<br><br>Warehouse-1 space/1,000 sf to 20,000 sf<br><br>Plus 1 space/2,000 sf 20,000 sf and above<br><br>Parking Space Totals | 20 spaces<br><br>Bldg A = 20 spaces<br>Bldg B = 20 spaces<br><br>Bldg A = 44 spaces<br>Bldg B = 23 spaces<br><br>Bldg A = 84 spaces<br>Bldg B = 63 spaces | No change | Total Spaces: 131 | Total Spaces: 63 |
| Plus 1 tractor trailer parking space | 1 space/4 dock doors | No change | 25 dock doors<br>7 spaces | 8 dock doors<br>2 spaces |
| Source: Discretionary Permit Application, May 2021; Project Site Plan, August 2021. | | | | |

*Architecture.* The proposed buildings would be concrete tilt-up construction with painted and scored accents. The design provides glazing and color variation along the length of the buildings, and would utilize a combination of materials and colors. The main colors of the buildings would be Nebulous White with accents colors of Online (medium) and Steely Gray (dark), with Leisure Blue trimming. The primary window blue reflective glass Solarcool Pacifica is located on the wall panels, the building corners, and office areas. There are trellises and free-standing concrete columns painted with a brushed Stainless color to provide accents to the buildings. The proposed screen walls would match the paint and color variations of the buildings. Conceptual elevations are shown in Figure 5.

The buildings designs would also incorporate the following features:

- Recessed primary entry doors
- Two story glazing
- Punched square first and second floor windows with thin concrete legs in a pattern to create an office look
- Concrete trellis with metal fin with canopy top
- Higher parapets at the primary entry to create hierarchy
- Higher parapets at the secondary corners to create additional hierarchy

*Landscaping.* Landscaping is proposed along all streets frontages, along Toyota Way, on the front and side setbacks adjacent to the buildings, and throughout the parking areas. The Project provides landscaping which exceeds the 15 percent landscaping requirement, and includes 29.80 percent for Building A and 35.59 percent for Building B. A landscaping plan is shown in Figure 6.

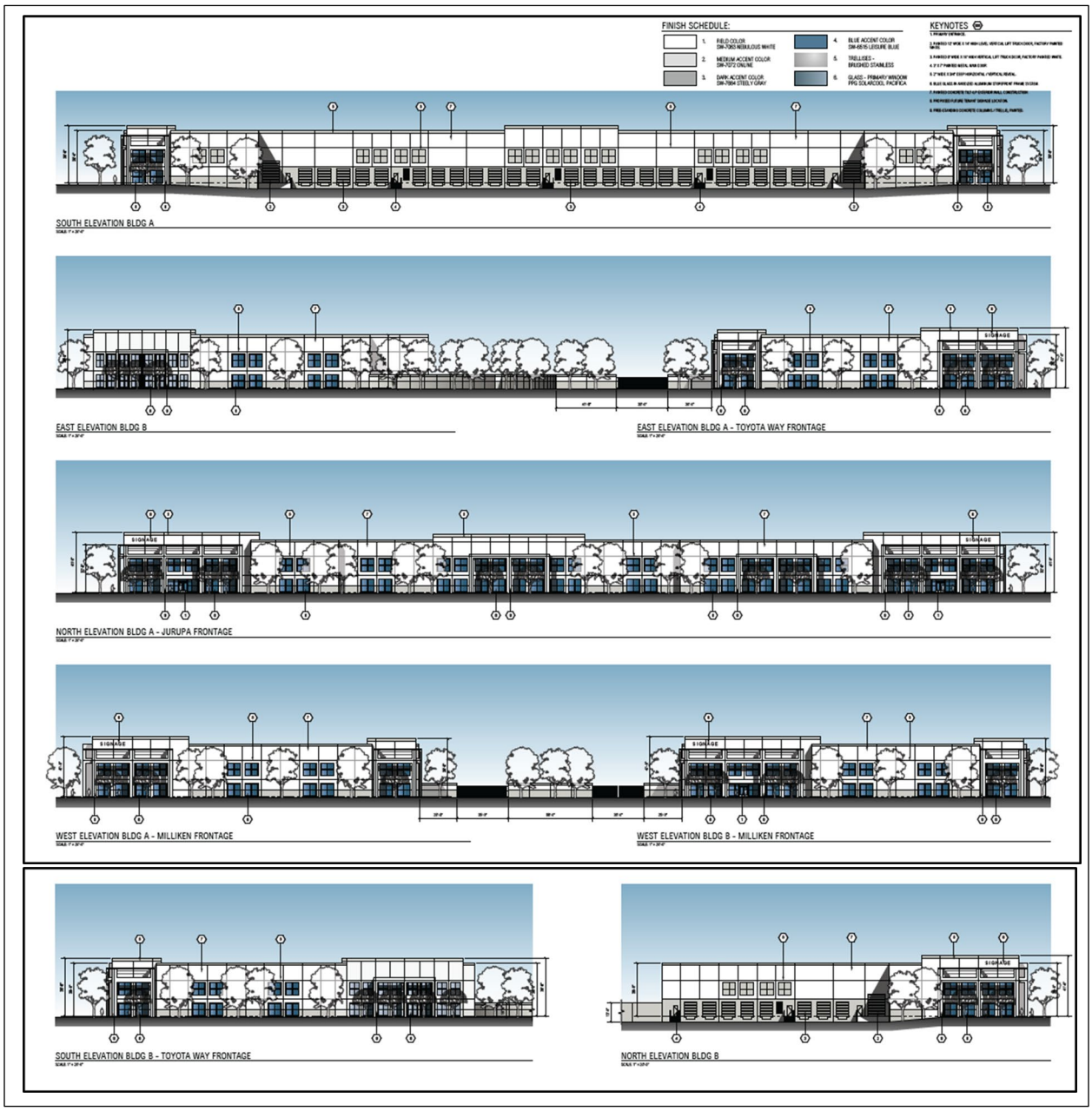



*Figure 5: CONCEPTUAL BUILDING ELEVATIONS*

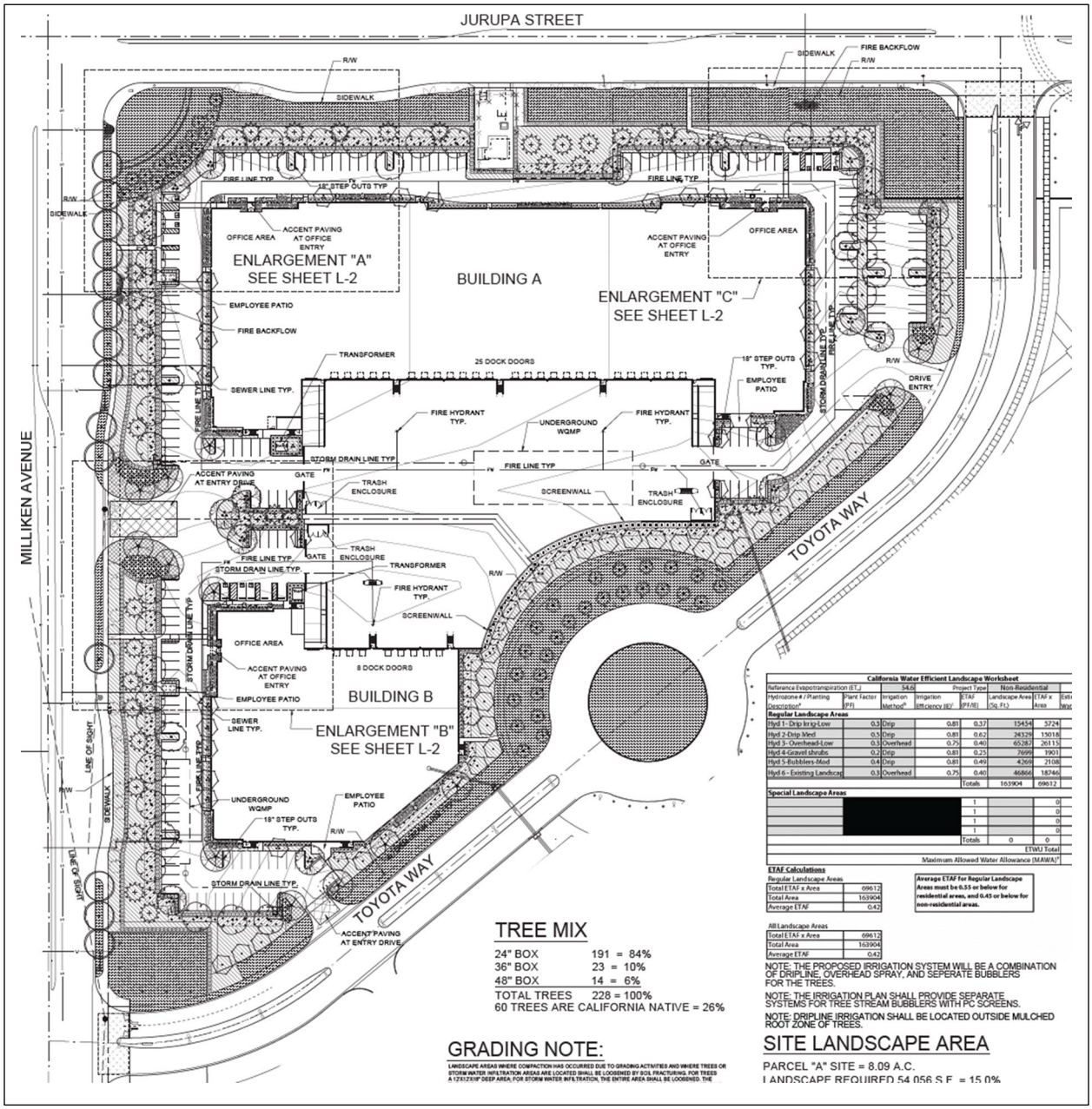



*Figure 6: CONCEPTUAL LANDSCAPE PLAN*

*Drainage*. For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot along the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the Project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from north of the building would be conveyed through storm drain Line C. Runoff from south of the building would be conveyed through storm drain Line D. The

proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way.

*Circulation.* There are two driveways off Toyota Way that would provide access to the site. A 35-foot wide driveway, located east of Building A, would be for automobile and truck use. To the south of Building B there would be a 29-foot wide driveway for automobile use only. A 40-foot wide driveway located along Milliken Avenue would provide direct access to the truck courts of both buildings.

Emergency vehicle access would be provided around the two buildings with 24-foot wide drive aisles through the parking areas and truck court. The majority of the automobile parking would be located along the perimeter of the proposed buildings.

**Prior Environmental Analysis of Project Site.** The Project site is located within the boundary of the Toyota/Ontario Business Park Specific Plan (Specific Plan), which was adopted in August 1993. The Specific Plan area is Assessor's Parcel Number (APN) 0238-121-75, totaling 95.35 gross acres

On January 27, 2010, the Ontario City Council adopted The Ontario Plan (TOP). TOP serves as the framework for the City's business plan and provides a foundation for the City to operate as a municipal corporation that consists of six distinct components: 1) Vision; 2) Governance Manual; 3) Policy Plan; 4) Council Priorities; 5) Implementation; and 6) Tracking and Feedback. The Policy Plan component of TOP meets the functional and legal mandate of a General Plan and contains nine elements: Land Use, Housing, Parks and Recreation, Environmental Resources, Community Economics, Safety, Mobility, Community Design and Social Resources.

An Environmental Impact Report was prepared for TOP (TOP FEIR) (SCH # 2008101140) and certified by the City Council on January 27, 2010 and included Mitigation Measures, Findings, and a Statement of Overriding Considerations pursuant to CEQA. TOP FEIR analyzed the direct and physical changes in the environment that would be caused by implementation of TOP, focusing on changes to land use associated with the buildout of the proposed land use plan, and the associated population and employment growth in the City. The Project site was analyzed in TOP FEIR as industrial (See Exhibit A, TOP EIR Figure 1-3, Proposed Land Use Plan) to be consistent with the industrial uses to the north, west, and south of the Project site, Interstate I-15 freeway to the east, and the Project site's location under the landing path of the Ontario International Airport. The significant unavoidable adverse impacts that were identified in TOP FEIR included: agriculture resources, air quality, cultural resources, greenhouse gas emissions, noise and transportation/traffic.

In 2019, Toyota requested a Specific Plan Amendment to change the zoning of the Project site (identified as Planning Area 1 in the Specific Plan) from Office/Research & Development (Office/R&D) to Industrial Mixed Use, which would allow for both Office/R&D and warehouse/distribution/manufacturing uses on the site. The Specific Plan Amendment also updated the landscape palette to conform to current drought tolerant landscape practices, which apply to any development in the Specific Plan area. Revisions to the Specific Plan also included:

- Any graphic that showed Planning Area 1 zoning as Office/R&D was changed to Industrial Mixed Use.
- Text in the Specific Plan that referred to Office/R&D was revised to reflect the new

designation of Industrial Mixed Use.
- Permitted Uses under Industrial Mixed Use was updated to include warehouse and distribution uses.
- Graphic and text references to Rockefeller Drive within the Specific Plan area were changed to reflect the actual street name: Toyota Way.
- The landscape palette and graphic representations of landscape were updated to reflect more drought tolerant materials.
- Specific Design Guidelines for Office/R&D district were retitled to Industrial Mixed Use.

To evaluate the environmental impacts associated with the Specific Plan Amendment, the City prepared an Addendum to TOP FEIR. The Specific Plan Amendment, File No. PSPA 19-004 was approved in 2020 with an environmental Addendum Resolution No. 2020-063, which included the review and approval of three updated technical studies including a Traffic Trip Generation Comparison Letter, Greenhouse Gas Emissions CEQA Thresholds and Screening Tables, and a Cultural Resources Report.

**Use of an Addendum.** According to the California Environmental Quality Act Guidelines Section 15164, an Addendum to a previously certified EIR may be used if some changes or additions are necessary, but none of the conditions described in Section 15162, requiring the preparation of a subsequent Negative Declaration or EIR, have occurred. The CEQA Guidelines require that a brief explanation be provided to support the findings that no subsequent EIR or Negative Declaration are needed for further discretionary approval. These findings are described below:

1. *Required Finding: Substantial changes are not proposed for the project that will require major revisions of the previous EIR due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified effects*.

   Substantial changes are not proposed by the Project, and Project construction and operation would not require revisions to TOP FEIR. TOP FEIR analyzed the environmental impacts that would be caused by implementation of TOP; focusing on changes to land use associated with the buildout of the proposed land use plan. The Project site is located in the Toyota/Ontario Business Park Specific Plan area, with a zoning designation of Industrial Mixed Use, which would allow warehouse/distribution uses along with the Office/R&D uses. As described in the Specific Plan and, therefore, analyzed in TOP FEIR, maximum development within Planning Area 1 could be up to 300,000 square feet. The proposed Project would include 168,722 square feet of warehouse use on the site, which would be significantly less development than assumed at the site in TOP FEIR. Therefore, the proposed Project would result in the less development than TOP FEIR analyzed at buildout.

   Because the proposed Project would result in reduction in development, compared to the site development assumptions originally included in TOP FEIR analysis, no revisions to TOP FEIR are required. A trip generation comparison was conducted by Ganddini Group, and reviewed by the City's Traffic Engineering Division, which compares trip generation at the Project site under the original zoning versus the development proposed under the Specific Plan Amendment. As shown below in Table 3, the Specific Plan Amendment zoning would result in 2,528 fewer daily personal car equivalent (PCE) trips compared to the development allowed under the prior zoning included in TOP FEIR. It should also be noted that the proposed Project would include less square footage than analyzed within the Ganddini Group trip generation comparison, so the reduction in trips would likely be greater than what was identified in Table 3.

| **Table 3: Trip Generation Comparison** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | Trip Generation | | | | | | |
| | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| Zoning | Quantity | In | Out | Total | In | Out | Total | |
| Original Zoning (Office) | 300,000 SF | 299 | 49 | 348 | 55 | 290 | 345 | 2,922 |
| Proposed (Warehouse) | 173,247 SF | 35 | 14 | 49 | 16 | 36 | 52 | 394 |
| **Trip Generation Comparison (Proposed Project – Original Zoning)** | | **-264** | **-35** | **-299** | **-39** | **-254** | **-293** | **-2,528** |
| Source: Ganddini Group Inc, 2019. | | | | | | | | |

In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Additionally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. Construction and operation of the proposed Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified effects. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

2. *Required Finding: Substantial changes have not occurred with respect to the circumstances under which the project is undertaken, that would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.*

   Substantial changes have not occurred that would require major revisions to TOP FEIR. TOP FEIR evaluated the Project site as Industrial with a maximum FAR of 0.55 (see attached Exhibit "A"- TOP EIR Figure 1-3, Proposed Land Use Plan), consistent with the surrounding industrial properties to the north, west, and south. A Specific Plan Amendment was adopted by the City Council and an Addendum to TOP FEIR was prepared and adopted in 2020. The proposed Project would result in the construction of two warehouse buildings, and associated site improvements, and would be consistent with the Industrial Mixed Use land use designation included in the Specific Plan Amendment. No proposed changes or revisions to TOP FEIR are required. In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Lastly, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

3. *Required Finding. No new information has been provided that would indicate that the proposed project would result in one or more significant effects not discussed in the previous EIR.*

   No new information has been provided that would indicate the proposed Project would result in any new significant effects not previously discussed in TOP FEIR. As stated above in Section 2, no substantial changes have occurred with respect to the circumstances under which the Project was undertaken. TOP FEIR evaluated the site as Industrial with a maximum FAR of 0.55 (see attached Exhibit "A"- TOP EIR Figure 1-3, Proposed Land Use Plan), consistent with the surrounding industrial properties to the north, west, and south. Since adoption of the 1992 General Plan and the 2010 TOP FEIR, the Project site and

surrounding area have been planned for and remained industrial use (see attached Exhibit "B"- 1992 General Plan Land Use Map). Therefore, no proposed changes or revisions to TOP FEIR are required. In addition, all previously adopted mitigation measures of TOP FEIR are applicable to the Project and are incorporated herein by reference. Finally, City Standard Conditions of Approval, and Development and Performance Standards included in the Specific Plan, would be applicable to the proposed Project. The attached Initial Study provides an analysis of the proposed Project and verification that the Project would not cause environmental impacts such that any of the circumstances identified in State CEQA Guidelines Section 15162 are present.

**CEQA Requirements for an Addendum.** If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency may: (1) prepare a subsequent EIR if the criteria of State CEQA Guidelines Section 15162(a) are met, (2) prepare a subsequent negative declaration, (3) prepare an addendum, or (4) prepare no further documentation. (State CEQA Guidelines Section 15162(b)). When only minor technical changes or additions to the negative declaration are necessary and none of the conditions described in section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, CEQA allows the lead agency to prepare and adopt an addendum. (State CEQA Guidelines Section 15164(b).)

Under Section 15162, a subsequent EIR or negative declaration is required only when:

1) Substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the negative declaration due to the involvement of any new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the negative declaration was adopted, shows any of the following:

    i. The project will have one or more significant effects not discussed in the previous negative declaration;

    ii. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    iii. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    iv. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Thus, if the proposed Project does not result in any of the circumstances listed in Section 15162 (i.e., no new or substantially greater significant impacts), the City may properly adopt an addendum to TOP FEIR.

**Conclusion**. TOP FEIR, certified by City Council on January 27, 2010, was prepared as a Program EIR in accordance with CEQA, the State CEQA Guidelines, and the City's Rules for the Implementation of CEQA and in accordance with Section 15121(a) of the State CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3). TOP FEIR considered the direct physical changes and reasonably foreseeable indirect physical changes in the environment associated with implementation of TOP. Consequently, TOP FEIR focused on impacts from changes to land use associated with buildout of the City's Land Use Plan, and impacts from the resulting population and employment growth in the City. The proposed Project is consistent with the existing uses of the properties and uses within the surrounding areas. As described above, the amount of development associated with the proposed Project would be lower for Planning Area 1 than TOP FEIR analyzed.

Accordingly, and based on the findings and information contained in the previously certified TOP FEIR, the analysis above, the attached Initial Study, and CEQA statute and State CEQA Guidelines, including Sections 15164 and 15162, the proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in TOP FEIR. No changes or additions to TOPF EIR analyses are necessary, nor is there a need for any additional mitigation measures. Therefore, pursuant to State CEQA Guidelines Section 15164, the Ontario City Council hereby adopts this Addendum to TOP FEIR.

9. Project Setting: The Project site is relatively flat with minimal topographic variation, with the majority of the area being developed with the warehouse building, parking lot and landscaping. The vacant area of the project site being proposed for new development is primarily covered in grass. Mature palm trees are planted at various locations along the perimeter of the site with shrubs located along the Toyota Way frontage. Existing sidewalks are located along the Milliken Avenue and Jurupa Street frontages. Street lighting is also located along the perimeter of the site. A city well and structure is south of Jurupa Street immediately adjacent to the Project site; however, this area is not included within the Project site. The Project site is located in a developed, urban area of the City of Ontario, and is surrounded by business park uses, warehouses, and distribution facilities.

   The Project site is located within the Toyota/Ontario Business Park Specific Plan (Specific Plan), which identifies the land use of the site as Industrial Mixed Use and Warehouse/Distribution. As described in the Specific Plan, which was adopted in August 1993, the purpose of the document is to assure the systematic implementation of the goals and policies contained in the Ontario General Plan. The Specific Plan contains development standards for the classifications of land use within the Project site, and addresses transportation and circulation, streetscape and landscape guidelines, and infrastructure and public services.

   The proposed new industrial buildings would be located on approximately 13 acres of vacant land in the northwest corner of the Project site and bounded by Jurupa Street to the north, Toyota Way to the south and east, and Milliken Avenue to the west.

10. Surrounding Land Uses:

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| Site: | Warehouse, vacant | Industrial | Toyota Ontario Business Park Specific Plan | Industrial Mixed Use, Warehouse/Distribution |
| North: | Warehouse/ Distribution | Industrial | California Commerce Center Specific Plan | Light Industrial |

| | Existing Land Use | General Plan Designation | Zoning Designation | Specific Plan Land Use |
|---|---|---|---|---|
| South: | Warehouse | Industrial | Entratter Industrial Specific Plan | Industrial |
| East: | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway | Interstate 15 Freeway |
| West: | Office/Business Park | Industrial | California Commerce Center Specific Plan | Light Industrial, Commercial/Food/Hotel |

11. Other public agencies whose approval is required (e.g., permits, financing approval or participation agreement): None

12. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1?
☐Yes ☒ No

If "yes", has consultation begun? ☐ Yes ☐ No ☐ Completed

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture/Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Geology / Soils |
| ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials | ☐ Hydrology/Water Quality |
| ☐ Land Use / Planning | ☐ Mineral Resources | ☐ Noise |
| ☐ Population / Housing | ☐ Public Services | ☐ Recreation |
| ☐ Transportation | ☐ Utilities / Service Systems | ☐ Mandatory Findings of Significance |
| ☐ Tribal Cultural Resources | ☐ Wildfire | ☐ Energy |

**DETERMINATION** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been

made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☒ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

| | |
|---|---|
| Signature: Edmelynne V. Hutter | Date: November 16, 2021 |
| Printed Name: Edmelynne V. Hutter, Senior Planner | For: City of Ontario |

**EVALUATION OF ENVIRONMENTAL IMPACTS**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from the "Earlier Analyses" Section may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a. Earlier Analyses Used. Identify and state where they are available for review.

b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

a. The significance criteria or threshold, if any, used to evaluate each question; and

b. The mitigation measure identified, if any, to reduce the impact to less than significance.

(Note: Example explanations have been provided. Add, remove, or replace as needed.)

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| 1. AESTHETICS. Except as provided in Public Resources Code section 21099, would the project: | | | | |
| a) Have a substantial adverse effect on a scenic vista? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | ☐ | ☐ | ☐ | ☒ |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?) | ☐ | ☐ | ☐ | ☒ |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | ☐ | ☐ | ☐ | ☒ |
| 2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant | | | | |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project: | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☒ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| 3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project: | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | ☐ | ☐ | ☐ | ☒ |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | ☐ | ☐ | ☐ | ☒ |
| c) Expose sensitive receptors to substantial pollutant concentrations? | ☐ | ☐ | ☐ | ☒ |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | ☐ | ☐ | ☐ | ☒ |
| 4. BIOLOGICAL RESOURCES. Would the project: | | | | |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| and Game or U.S. Fish and Wildlife Service? | | | | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | ☐ | ☐ | ☐ | ☒ |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | ☐ | ☐ | ☐ | ☒ |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | ☐ | ☐ | ☐ | ☒ |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | ☐ | ☐ | ☐ | ☒ |
| 5. CULTURAL RESOURCES. Would the project: | | | | |
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | ☐ | ☐ | ☐ | ☒ |
| c) Disturb any human remains, including those interred outside of dedicated cemeteries? | ☐ | ☐ | ☐ | ☒ |
| 6. ENERGY. Would the project: | | | | |
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | ☐ | ☐ | ☐ | ☒ |
| 7. GEOLOGY AND SOILS. Would the project: | | | | |
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | ☐ | ☐ | ☐ | ☒ |
| ii) Strong seismic ground shaking? | ☐ | ☐ | ☐ | ☒ |
| iii) Seismic-related ground failure, including | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| liquefaction? | | | | |
| iv) Landslides? | ☐ | ☐ | ☐ | ☒ |
| b) Result in substantial soil erosion or the loss of topsoil? | ☐ | ☐ | ☐ | ☒ |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial direct or indirect risks to life or property? | ☐ | ☐ | ☐ | ☒ |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | ☐ | ☐ | ☐ | ☒ |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | ☐ | ☐ | ☐ | ☒ |
| 8. GREENHOUSE GAS EMISSIONS. Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases? | ☐ | ☐ | ☐ | ☒ |
| 9. HAZARDS AND HAZARDOUS MATERIALS. Would the project: | | | | |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | ☐ | ☐ | ☐ | ☒ |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | ☐ | ☐ | ☐ | ☒ |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | ☐ | ☐ | ☐ | ☒ |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | ☐ | ☐ | ☐ | ☒ |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | ☐ | ☐ | ☐ | ☒ |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| involving wildland fires? | | | | |
| 10. HYDROLOGY AND WATER QUALITY. Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | ☐ | ☐ | ☐ | ☒ |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | | | | |
| i) Result in substantial erosion or siltation on- or off-site; | ☐ | ☐ | ☐ | ☒ |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | ☐ | ☐ | ☐ | ☒ |
| iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | ☐ | ☐ | ☐ | ☒ |
| d) Impede or redirect flood flows? | ☐ | ☐ | ☐ | ☒ |
| e) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | ☐ | ☐ | ☐ | ☒ |
| f) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | ☐ | ☐ | ☐ | ☒ |
| 11. LAND USE AND PLANNING. Would the project: | | | | |
| a) Physically divide an established community? | ☐ | ☐ | ☐ | ☒ |
| b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | ☐ | ☐ | ☐ | ☒ |
| 12. MINERAL RESOURCES. Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | ☐ | ☐ | ☐ | ☒ |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | ☐ | ☐ | ☐ | ☒ |
| 13. NOISE. Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | ☐ | ☐ | ☐ | ☒ |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | ☐ | ☐ | ☐ | ☒ |
| 14. POPULATION AND HOUSING. Would the project: | | | | |
| a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)? | ☐ | ☐ | ☐ | ☒ |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | ☐ | ☐ | ☐ | ☒ |
| 15. PUBLIC SERVICES. Would the project: | | | | |
| a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| i) Fire protection? | ☐ | ☐ | ☐ | ☒ |
| ii) Police protection? | ☐ | ☐ | ☐ | ☒ |
| iii) Schools? | ☐ | ☐ | ☐ | ☒ |
| iv) Parks? | ☐ | ☐ | ☐ | ☒ |
| v) Other public facilities? | ☐ | ☐ | ☐ | ☒ |
| 16. RECREATION. | | | | |
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | ☐ | ☐ | ☐ | ☒ |
| 17. TRANSPORTATION. Would the project: | | | | |
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | ☐ | ☐ | ☐ | ☒ |
| b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | ☐ | ☐ | ☐ | ☒ |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | ☒ |
| d) Result in inadequate emergency access? | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| 18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: | | | | |
| a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |
| 19. UTILITIES AND SERVICE SYSTEMS. Would the project: | | | | |
| a) 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? | ☐ | ☐ | ☐ | ☒ |
| b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? | ☐ | ☐ | ☐ | ☒ |
| c) 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? | ☐ | ☐ | ☐ | ☒ |
| d) 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? | ☐ | ☐ | ☐ | ☒ |
| e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? | ☐ | ☐ | ☐ | ☒ |
| 20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project: | | | | |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | ☒ |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | ☐ | ☐ | ☐ | ☒ |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may | ☐ | ☐ | ☐ | ☒ |

| *Issues* | *Potentially Significant Impact* | *Less Than Significant with Mitigation* | *Less Than Significant Impact* | *No New Impact / No Impact* |
|---|---|---|---|---|
| exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | | | | |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | ☐ | ☐ | ☐ | ☒ |
| 21. MANDATORY FINDINGS OF SIGNIFICANCE. (State CEQA Guidelines section 15065(a).) | | | | |
| a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | ☐ | ☐ | ☐ | ☒ |
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | ☐ | ☐ | ☐ | ☒ |
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.) | ☐ | ☐ | ☐ | ☒ |
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | ☐ | ☒ |
| Note: Authority cited: Public Resources Code sections 21083, 21083.05, 21083.09.<br>Reference: Gov. Code section 65088.4; Public Resources Code sections 21073, 21074, 21080(c), 21080.1, 21080.3, 21080.3.1, 21080.3.2, 21082.3, 21083, 21083.3, 21083.5, 21084.2, 21084.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey County Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th 1099, 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656. | | | | |

EXPLANATION OF ISSUES

1. AESTHETICS. Would the project:

   a. Have a substantial adverse effect on a scenic vista?

Discussion of Effects: The Policy Plan (General Plan) does not identify scenic vistas within the City. However, the Policy Plan (Policy CD1-5) requires all major require north-south streets be designed and redeveloped to feature views of the San Gabriel Mountain. The project site is located along Milliken Avenue and Jurupa Street, both principal arterials, as identified in the Functional Roadway Classification Plan (Figure M-2) of the Mobility Element within the Policy Plan.

The proposed Project would allow for the construction of warehouses within an area that has warehouse, business park, and industrial development. While construction of the Project may block some public views to the north, intermittent views of the San Gabriel Mountains would still be available, and the Project would not result in significant adverse environmental impacts with

regard to views of the San Gabriel Mountains; no significant adverse impacts on a scenic vista would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Substantially damage scenic resources, including, but not limited to, tress, rock outcroppings and historic buildings within a state scenic highway?

Discussion of Effects: The City of Ontario is served by three freeways: I-10, I-15, and SR-60. I-10 and SR-60 traverse the northern and central portion of the City, respectively, in an east–west direction. I-15 traverses the northeastern portion of the City in a north–south direction. These segments of I-10, I-15, and SR-60 have not been officially designated as scenic highways by the California Department of Transportation. In addition, there are no historic buildings or any scenic resources identified on or in the vicinity of the project site. Therefore, it will not result in adverse environmental impacts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Substantially degrade the existing visual character or quality of the site and its surroundings?

Discussion of Effects: The project would not degrade the existing visual character or quality of the site or its surroundings. The project site is located in an urban area that is characterized by industrial development and is surrounded by urban land uses. Development of the proposed Project would be required to meet policies of the TOP Community Design Element and zoning designations on the property. Furthermore, the proposed Project would be required to be consistent with the design guidelines and development standards of the Toyota/Ontario Business Park Specific Plan. The Project site is zoned for Industrial Mixed Use, and the Project would not conflict with regulations governing scenic quality.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Discussion of Effects: New lighting will be introduced to the site with the development of the project. Pursuant to the requirements of the City's Development Code, project on-site lighting will be shielded, diffused or indirect, to avoid glare to pedestrians or motorists. In addition, lighting fixtures will be selected and located to confine the area of illumination to within the project site and minimize light spillage.

Furthermore, as required by the Toyota/Ontario Business Park Specific Plan, a Master Lighting Plan would be submitted to the City of Ontario for review and approval. The Master Plan would contain criteria and standards governing lighting along Toyota Way, lighting within parking lots and access drives, and lighting improvements for pedestrian walkways. The Master Plan would also establish minimum illumination criteria consistent with City of Ontario policies on exterior illumination. Site lighting would be directed inward and downward, to avoid spillover of light and glare onto the adjacent freeway, nearby public streets or onto adjacent properties.

Additionally, the Project would be required to adhere to the following performance standard included in the Toyota/Ontario Business Park Specific Plan:

> ***5.11.3 Light and Glare:*** *No lighting fixture shall create any illumination which exceeds five foot candles on adjacent parcels of land, whether such illumination is direct or indirect. Glare levels shall be measured with a photoelectric photometer following standard spectral luminous efficiency curves adopted by the International Commission of Illumination.*

Site lighting plans are subject to review by the Planning Department and Ontario Police Department prior to issuance of building permits (pursuant to the City's Building Security Ordinance); no significant adverse impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

Discussion of Effects: The proposed development site is presently vacant and does not contain any agricultural uses. Further, the site is identified as Urban and Built-up Land on the map prepared by the California Resources Agency, pursuant to the Farmland Mapping and Monitoring Program. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?

Discussion of Effects: The project site is not zoned for agricultural use. The project site zoned is Industrial Mixed Use (Toyota Ontario Business Park Specific Plan). The proposed project is consistent with the development standards and allowed land uses of the proposed zone. Furthermore, there is no Williamson Act contract in effect on the subject site. Therefore, no impacts to agricultural uses are anticipated, nor will there be any conflict with existing or Williamson Act contracts.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section

4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?

Discussion of Effects: Impacts to forest land were not analyzed in TOP FEIR, but this topic has since been included as part of the revisions to the State CEQA Guidelines. The Project site is zoned Industrial Mixed Use. Development of the proposed Project would not result in the rezoning of forest land, timberland, or timberland zoned Timberland Production as those land use designations do not exist within the City of Ontario. No impacts to forest or timberland would occur.

Mitigation: No additional mitigation is required. The proposed Project would not conflict with existing zoning or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. No impact would occur and no further analysis of impacts to forest resources or timberland is required in TOP FEIR; no changes or additions to TOP FEIR analysis are necessary.

d. Result in the loss of forest land or conversion of forest land to non-forest use?

Discussion of Effects: There is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code section 12220(g). Neither The Ontario Plan nor the City's Zoning Code provide designations for forest land. Consequently, the proposed project would not result in the loss or conversion of forest land.

Mitigation: No additional mitigation is required. The proposed Project would not result in a loss of forest land or conversion of forest land to non-forest use. No impact would occur and no further analysis of impacts to forest resources is required in TOP FEIR; no changes or additions to TOP FEIR analyses are necessary.

e. Involve other changes in the existing environment, which, due to their location or nature, could individually or cumulatively result in loss of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Discussion of Effects: Construction of the proposed Project would not result in changes to the existing environment that would result in the loss of farmland. While conversion of farmland increases the potential for adjacent areas to also be converted from farmland to urban uses, there are no agricultural uses occurring onsite or in the immediate vicinity of the Project site; the Project does not directly or indirectly result in conversion of farmland. No new cumulative impacts beyond those identified in the Certified TOP FEIR would result from Project construction. As a result, the Project would not result in loss of Farmland to non-agricultural use.

Additionally, there is currently no land in the City of Ontario that qualifies as forest land as defined in Public Resources Code Section 12220(g). Neither TOP nor the City's Zoning Code provide designations for forest land. The proposed Project would not result in the conversion of forest land to non-forest use.

Mitigation Required: No additional mitigation is required. The Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?

Discussion of Effects: As described in TOP FEIR, TOP would not be consistent with the South

Coast Air Quality Management District's Air Quality Management Plan (AQMP) because air pollutant emissions associated with buildout of the City of Ontario would cumulatively contribute to the nonattainment designations in the South Coast Air Basin (SoCAB). Furthermore, buildout of TOP Land Use Plan would exceed estimates of population, employment, and VMT for Ontario; these emissions are not included in the regional emissions inventory for the SoCAB used for the analysis within TOP FEIR. Therefore TOP was considered inconsistent with the AQMP resulting in a significant unavoidable impact.

Because the proposed Project would result in a decrease in the amount of development than was anticipated at the Project site under TOP FEIR, construction and operation of the proposed Project would not increase the identified significant air quality impact associated with implementation of TOP

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Discussion of Effects: As described in TOP FEIR, both construction and operational air quality impacts associated with implementation of TOP Land Use Plan were deemed to be significant. Mitigation measures were identified, but the impacts were still considered significant and unavoidable. These mitigation measures are applicable to the proposed Project, and are included below:

*3-1: The City of Ontario Building Department shall require that all new construction projects incorporate all feasible mitigation measures to reduce air quality emissions. Potential measures shall be incorporated as conditions of approval for a project and may include:*

- *Requiring fugitive dust control measures that exceed South Coast Air Quality Management District's Rule 403, such as:*
- *Requiring use of nontoxic soil stabilizers to reduce wind erosion.*
- *Applying water every four hours to active soil-disturbing activities.*
- *Tarping and/or maintaining a minimum of 24 inches of freeboard on trucks hauling dirt, sand, soil, or other loose materials.*
- *Using construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.*
- *Ensuring construction equipment is properly serviced and maintained to the manufacturer's standards.*
- *Limiting nonessential idling of construction equipment to no more than five consecutive minutes.*
- *Using Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A list of Super-Compliant architectural coating manufactures can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.*

*3-2: The City of Ontario shall evaluate new development proposals within the City and require all developments to include access or linkages to alternative modes of transportation, such as transit stops, bike paths, and/or pedestrian paths (e.g., sidewalks).*

Because the proposed Project would result in a decrease in the amount of development anticipated at the Project site compared to what was assumed in TOP FEIR, construction and

operation of the proposed Project would not increase the anticipated air quality impacts identified within TOP FEIR.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

c. Expose sensitive receptors to substantial pollutant concentrations?

Discussion of Effects: As described in TOP FEIR, eight high vehicle count intersections were evaluated for CO emissions, and it was determined that sensitive receptors in the area would not be significantly adversely affected by CO emissions generated at buildout of the Land Use Plan. Localized air quality impacts related to mobile-source emissions were identified as being less than significant.

In addition, as noted in TOP FEIR, the California Air Resource Board (CARB) developed and approved the *Air Quality and Land Use Handbook: A Community Health Perspective* in May 2005 to address the siting of sensitive land uses in the vicinity of freeways, distribution centers, rail yards, ports, refineries, chrome-plating facilities, dry cleaners, and gasoline-dispensing facilities. This guidance document was developed to assess compatibility and associated health risks when placing sensitive receptors near existing pollution sources.

As detailed in TOP FEIR Table 5.3-9, CARB provides the following recommendations for siting new sensitive land uses for distributions centers:

- Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units [TRUs] per day, or where TRU unit operations exceed 300 hours per week).
- Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.

The Project site is located within an industrial area, and is not located in close proximity to any sensitive receptors.

The proposed warehouse would not be located within 1,000 feet of any sensitive receptor, and is not anticipated to generate 100 truck trips per day; the trip generation analysis provided by Ganddini Group estimated 61 truck trips per day. The proposed Project would not place sensitive receptors near existing pollution sources. Therefore, impacts related to the exposure of sensitive receptors to substantial pollutant concentrations would not occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Result in other emissions (such as those leading to odors adversely affecting a substantial number of people)?

Discussion of Effects: As described in TOP FEIR, construction activity would require the operation of equipment that may generate exhaust from either gasoline or diesel fuel. Construction and development would also require the application of paints and the paving of roads, which could generate odors from materials such as paints and asphalt. As these odors are short-term in nature and quickly disperse into the atmosphere, this is not considered significant. Additionally, commercial, industrial, and residential projects, associated with implantation of TOP are also required to comply with SCAQMD Rule 402 to prevent occurrence of public nuisances. As a result, Project-related odors are required to avoid the creation of a public nuisance. Odorous emissions attributable to implementation of TOP are not considered a significant adverse impact to air quality.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

4. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: The Project site is within an urbanized area, characterized by industrial development, and lacks native habitat. However, the United States Department of Fish and Wildlife (USFWS) has identified the Project vicinity as an area where the endangered Delhi Sands flower-loving fly (*Rhaphiomidas terminates abdominalis*) is known to currently or to have at one time existed. Because the Delhi Sands flower-loving fly requires a specific habitat type, this species requires site specific considerations, protection and enhancement of its limited habitat type, and species specific management to maintain the habitat and populations. To avoid potential impacts to this species, the proposed Project conducted pre-construction surveys for Delhi Sands flower-loving fly to determine if the species or its habitat are currently located on the Project site. The pre-construction surveys of the site determined that there is currently no extant habitat for the species nor were any individuals of the species observed on the Project site. Therefore, impacts to species identified as a candidate, sensitive, or special status species will not occur as a result of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

Discussion of Effects: The Project site is within an urbanized area and lacks native habitat. According to the United States National Wetlands Inventory (NWI), no riparian habitat is found within the Project site. Therefore, no significant impact would occur to riparian or other sensitive natural communities as a result of construction and operation of the proposed Project.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Discussion of Effects: The Project site is within an urbanized area and lacks any wetlands. According to the United States National Wetlands Inventory (NWI), no wetlands occur within the Project site; no significant wetlands impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Discussion of Effects: As described in TOP FEIR, no regional wildlife movement corridors have been identified in the City, and most of the City is ill-suited for the purposes of wildlife movement. Furthermore, the Project site is within an urban area with industrial uses and is bounded on all sides by development. As a result, there are no wildlife corridors connecting this site to other areas. Therefore, no significant wildlife corridor impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Discussion of Effects: As described in TOP EIR, while the City of Ontario does not have any municipal ordinances for the protection of trees on private property, Municipal Code Sections 10-1.25 and 10-2.05 prohibit the damaging or destruction of trees on City property, except under conditions specified in the Municipal Code. Additionally, TOP Policy ER5-2 notes that the City will comply with state and federal regulations regarding protected species. The proposed Project would not conflict with any local policies or ordinances protection biological resources.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Community Conservation Plan (NCCP), or other approved local, regional, or state habitat conservation plan?

Discussion of Effects: The site is not part of an adopted HCP, NCCP or other approved habitat conservation plan. As a result, no adverse environmental impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

5. CULTURAL RESOURCES. Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Discussion of Effects: The Project site is vacant and does not contain any buildings or structures constructed more than 50 years ago (generally, structures need to be at least 50 years or older to be considered historical resources). As such, there are no structures onsite eligible for listing in the California Register of Historic Resources.

A Cultural Resources Records Search was conducted on July 16, 2019 at the California Historic Resource Inventory System at the South Central Coastal Information Center (CHRIS-SCCIC). The records search indicated that there are no cultural resources (prehistoric, historic, or built environments) recorded within the Project boundaries. There was one historic resource (CA-SBR-008857H) located within a one-half mile radius of the Project site. The historic resource is a section of the Southern California Edison Company's Lugo-Mira No. 1 500kv Transmission Line. The

transmission line was determined eligible for listing in the National Register of Historic Place (NRHP) under Criteria A and C, and therefore, is eligible for listing in the California Register of Historic Resources. However, this historic resource would not be impacted (directly or indirectly) by the proposed Project. Therefore, no significant impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Discussion of Effects: As described in TOP FEIR, a records review at the Archaeological Information Center at San Bernardino County Museum (SBCM) indicated no known prehistoric archaeological resources in the City of Ontario; however, only about 10 percent of the City has been adequately surveyed for prehistoric or historic archaeology. Figure 5.5-2 of TOP FEIR shows that the Project site has not been surveyed for archeological resources. The CHRIS-SCCIC records search, noted in subsection "a" above, did not identify prehistoric, historic, or historic built environments within or adjacent to the Project boundaries. Additionally, an NAHC Sacred Lands File search failed to indicate archaeological resources or artifacts associated with Tribal Cultural Resources (TCRs) within the Project site.

The Project site has been highly disturbed by modern human activities including agricultural use from the 1940's through the 1960's and the development and construction of the Toyota Motors North American Parts Center and supporting infrastructure that would have displaced potential surface and subsurface archaeological resources. The proposed Project would not impact cultural (prehistoric, historic, or historic built environments) resources and no mitigation measures are recommended.

While no adverse impacts to archeological resources are anticipated at the site due to its urbanized nature, the following City Standard Conditions of Approval would be applied should unanticipated archaeological resources be discovered during excavation or construction:

> *5.2 If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented*.

Mitigation: No additional mitigation is required. The Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Disturb any human remains, including those interred outside of dedicated cemeteries?

Discussion of Effects: The proposed Project is located in an area that has been previously disturbed by human activity. No known religious or sacred sites exist within the Project area, and human remains are not expected to be encountered during construction activities. However, in the unlikely event that human remains are discovered, existing regulations, including the California Public Resources Code Section 5097.98, would afford protection for human remains discovered during development activities. Furthermore, the following City Standard Conditions of Approval would be applied in the event of unanticipated discoveries of human remains are identified during excavation and construction activities:

*5.1 If human remains are found during Project grading, excavation, or construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and/or Native American consultation has been completed (if deemed applicable)*.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

6. ENERGY. Would the project:

a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Discussion of Effects: Energy was not analyzed in TOP FEIR, but was included as part of the 2019 revisions to the State CEQA Guidelines. Implementation of the proposed Project would increase the demand for electricity and natural gas at the Project site and gasoline consumption in the region during construction and operation. A detailed discussion is provided below:

***Electricity***

*Construction*. Temporary electric power would be required for lighting and electronic equipment (e.g., computers) located in trailers used by the construction crew. However, the electricity used for such activities would be temporary and would have a negligible contribution to the Project's overall energy consumption.

*Operation*. Operation of the proposed Project would require electricity for multiple purposes, such as: building heating and cooling, lighting, appliances, and electronics. Although electricity consumption would increase at the site under implementation of the proposed Project, the building envelope, HVAC, lighting, and other systems, would be designed to maximize energy performance. The Project would also be subject to statewide mandatory energy requirements as outlined in the CALGreen Code. In addition, the Project would implement additional measures, as detailed in the GHG reduction measures screening table, which would further reduce electricity consumption. For these reasons, the electricity that would be consumed by the Project is not considered to be inefficient or wasteful, and impacts would be less than significant.

***Natural Gas***

*Construction*. Natural gas consumption is not anticipated during construction of the Project. Fuels used for construction would generally consists of diesel and gasoline, which are discussed in the next subsection. Any amounts of natural gas that may be consumed during Project construction would be nominal and would have a negligible contribution to the Project's overall energy consumption.

*Operational*. The operational phase of the proposed Project would require natural gas consumption for various purposes, such as building heating and cooling. While natural gas consumption would increase at the site with construction of the proposed Project, the building envelope, HVAC, lighting, and other systems, would be designed to maximize energy performance. The Project would be subject to statewide mandatory energy requirements as outlined in the CALGreen Code. For these reasons, the natural gas that would be consumed by the Project is not considered to be inefficient or wasteful, and impacts would be less than significant.

***Diesel and Gasoline Fuel***

*Construction*. Diesel and gasoline fuels, also referred to as petroleum in this subsection, would be consumed throughout construction of the Proposed Project. Fuel consumed by construction equipment would be the primary energy resource consumed over the course of construction, and vehicle miles traveled (VMT) associated with the transportation of construction materials (e.g., deliveries to the site) and worker trips to and from the site would also result in petroleum consumption. Whereas on-site, heavy-duty construction equipment and delivery trucks would predominantly use diesel fuel, construction workers would generally rely on gasoline-powered vehicles. Construction-related vehicles would be required to comply with CARB's Airborne Toxic Control Measures, which restricts heavy-duty diesel vehicle idling to five minutes. Since petroleum use during construction would be temporary and required to conduct development activities, it would not be wasteful or inefficient, and impacts would be less than significant.

*Operational*. Fuel consumption associated with development pursuant to the proposed Project's operational phase would primarily be attributable to workers commuting to and from the Project and the operation of large, diesel-powered trucks (e.g., semi-trucks) needed to transport goods. Over the lifetime of the Project, the fuel efficiency of the vehicles being used by the employees is expected to increase. As such, the amount of petroleum consumed as a result of vehicular trips to and from the Project site during operation is anticipated to decrease over time. Operation of the Project is expected to decrease the amount of petroleum it consumes in the future due to advances in fuel economy. Although the proposed Project would increase petroleum use in the region during construction and operation, the use would be a small fraction of the statewide use and, due to efficiency increases, would diminish over time. As such, petroleum consumption associated with the Project would not be considered inefficient or wasteful and would result in a less-than-significant impact.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to TOP FEIR analyses are necessary.

b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Discussion of Effects: The proposed Project would not conflict with or obstruct a state or local plan adopted for the purposes of increasing the amount of renewable energy or energy efficiency. The California Title 24 Building Code contains energy efficiency standards for non-residential buildings. These standards address electricity and natural gas efficiency in lighting, water, heating, and air conditioning, as well as the effects of the building envelope (e.g., windows, doors, walls and rooves, etc.) on energy consumption. As described above, the Project would be required to comply with the 2019 CALGreen standards, and would implement additional measures identified in the City's Greenhouse Gas Reduction Measures Screening Threshold Table for Commercial and Industrial Development. Given the above, the proposed Project would not conflict with nor obstruct a state or local plan for renewable energy or energy efficiency. This impact would be less than significant.

Mitigation: The Project would not result in any new significant impacts. No changes or additions to TOP FEIR analyses are necessary.

7. GEOLOGY & SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Ontario Plan FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. Given that the closest fault zone is located more than ten miles from the project site, fault rupture within the project area is not likely. All development will comply with the Uniform Building Code seismic design standards to reduce geologic hazard susceptibility. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

ii. Strong seismic ground shaking?

Discussion of Effects: There are no active faults known on the site and the project site is located outside the Fault Rapture Hazard Zone (formerly Alquist-Priolo Zone). The Land Use Plan (Figure LU-6) of the Policy Plan (General Plan) FEIR (Section 5.7/Figure 5.7-2) identifies eight active or potentially active fault zones near the City. The closest fault zone is located more than ten miles from the project site. The proximity of the site to the active faults will result in ground shaking during moderate to severe seismic events. All construction will be in compliance with the California Building Code, the Ontario Municipal Code, The Ontario Plan and all other ordinances adopted by the City related to construction and safety. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iii. Seismic-related ground failure, including liquefaction?

Discussion of Effects: As identified in the TOP FEIR (Section 5.7), groundwater saturation of sediments is required for earthquake induced liquefaction. In general, groundwater depths shallower than 10 feet to the surface can cause the highest liquefaction susceptibility. Depth to ground water at the project site during the winter months is estimated to be between 250 to 450 feet below ground surface. Therefore, the liquefaction potential within the project area is minimal. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iv. Landslides?

Discussion of Effects: The project would not expose people or structures to potential adverse effects, including the risk of loss, injury, or death involving landslides because the relatively flat topography of the project site (less than 2 percent slope across the city) makes the chance of landslides remote. Implementation of The Ontario Plan strategies, Uniform Building Code and Ontario Municipal Code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in substantial soil erosion or the loss of topsoil?

Discussion of Effects: Grading increases the potential for erosion by removing protective vegetation, changing natural drainage patterns, and constructing slopes. However, the following City Standard Conditions of Approval would reduce the potential for substantial erosion:

> *3.67 Prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan shall be submitted to, and approved by, the Engineering Department. The Erosion and Sediment Control Plan shall specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to reduce the discharge of sediment and other pollutants into the City's storm drain system.*

Compliance with the California Building Code, review of grading plans, and approval and implementation of the Erosion and Sediment Control Plan by the Engineering Department would ensure no significant erosion impacts occur. Implementation of a NPDES program, the Environmental Resource Element of the Policy Plan (General Plan) strategies, California Building Code, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Discussion of Effects: Please see Section 7.a.iii for a discussion of liquefaction and Section 7.a.iv for a discussion of landslides.

Lateral spreading is a form of horizontal displacement of soil toward an open channel or other "free" face, such as an excavation boundary. Lateral spreading may also occur where open banks and unsupported cut slopes provide a free face. Ground subsidence is the gradual settling or sinking of the ground surface with little or no horizontal movement, and most often results from human activities such as the extraction of oil, gas, or groundwater. Effects of subsidence include fissures, sinkholes, depressions, and disruption of surface drainage.

As described in TOP FEIR, projects developed pursuant to TOP would be required to meet the most current seismic safety requirements in the California Building Code (CBC). Chapter 16 of the CBC contains requirements for design and construction of structures to resist loads, including earthquake loads. Chapter 18 contains requirements for excavation, grading, and fill; load-bearing values of soils; and foundations, footings, and piles. Compliance with those requirements would ensure that there would not be substantial impacts related to ground shaking, liquefaction, or seismic settlement. TOP Policy S1-1 would require that all new habitable structures be designed in accordance with the most recent Building Code adopted by the City, including provisions regarding lateral forces and grading. Implementation of TOP strategies, California Building Code, and Ontario Municipal code would reduce impacts to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and

addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Discussion of Effects: Soils containing expansive clay minerals can shrink or swell substantially as the moisture content decreases or increases. Structures built on these soils may experience shifting, cracking, and breaking damage as soils shrink and subside or expand.

As described in TOP FEIR, expansive soils are likely in the southern parts of the City, where there are silts, sandy silts, and silty clays. Near-surface soils in the northern and central parts of the City are primarily granular, that is, silty sand, sand, and gravel; such sediments are usually non-expansive or have very low expansion potential. Projects in the southern part of the City considered for approval under TOP could expose persons or structures to potentially significant hazards from expansive soils. However, compliance with the CBC and review of grading plans for individual projects by the City Engineer would ensure no significant impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Discussion of Effects: The Project area is served by the local sewer system and the use of septic tanks or alternative wastewater disposal systems is not proposed.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

g.

Discussion of Effects: A paleontological resources records search prepared for the Project site commissioned through the Natural History Museum of Los Angeles County (NHMLAC) did not identify previously recorded vertebrate fossil localities or unique geological features within the Project Site or within a one-mile radius. There are two previously recorded fossil localities (LACM 7811: Masticophis and LACM 1207: Odocoileus) located within a five-mile radius of the Project site that were discovered within the same sedimentary deposits at depths that extends into the Project area. The results of the literature review and the search at the NHMLAC indicated that the Project site has surficial sediments composed of younger Quaternary Alluvium, derived as alluvial fan deposits from the San Gabriel Mountains to the north or as dune sands. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but they may be underlain by older sedimentary materials at estimated depths greater than 9 feet. Therefore, MIG concluded that the proposed Project would not result in a significant impact to paleontological resources or unique geological features, and no mitigation measures are recommended.

While no paleontological resources are anticipated on the Project site, the following City Standard Conditions of Approval would be applied should unanticipated paleontological resources be uncovered during excavation and construction activities:

*5.2: If any archeological or paleontological resources are found during Project grading, excavation, or construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by*

*a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.*

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

8. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Discussion of Effects: The impact of buildout of The Ontario Plan on the environment due to the emission of greenhouse gases ("GHGs") was analyzed in the Environmental Impact Report ("EIR") for the Policy Plan (General Plan). According to the EIR, this impact would be significant and unavoidable. (Re-circulated Portions of the Ontario Plan Draft Environmental Impact Report, p. 2-118.) This EIR was certified by the City on January 27, 2010, at which time a statement of overriding considerations was also adopted for The Ontario Plan's significant and unavoidable impacts, including that concerning the emission of greenhouse gases.

The Project applicant has prepared a Greenhouse Gas Reduction Measures Screening Threshold Table for Commercial and Industrial Development, which identifies the GHG reduction measures that have been incorporated into the Project. As noted in the instructions for completing the table, the Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature. The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The point levels are based upon improvements compared to 2008 emission levels of efficiency. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the City's CAP. As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions

As shown in the Project GHG Reduction Measures Screening Table, the Project garners a total of 103 points, and is therefore consistent with the reduction quantities anticipated in the City's CAP. Therefore, quantification of Project-specific GHG emissions is not required and the Project GHG impact is considered less than significant. No changes or additions to TOP FEIR analysis are necessary.

Mitigation Required: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Discussion of Effects: The proposed project is consistent with The Ontario Plan Goal ER 4 of improving air quality by, among other things, implementation of Policy ER4-3, regarding the reduction of greenhouse gas emissions in accordance with regional, state and federal regulations. In addition, the proposed project is consistent with the policies outlined in Section 5.6.4 of the Environmental Impact Report for The Ontario Plan, which aims to reduce the City's contribution of greenhouse gas emissions at build-out by fifteen (15%), because the project is upholding the applicable City's adopted mitigation measures as represented in 6-1 through 6-6. Therefore, the

proposed project does not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of greenhouse gases.

As described in more detail in Section 8.a (above), the proposed Project includes enough GHG reduction features to be considered consistent with the reduction quantities anticipated in the City's Climate Action Plan. Construction and operation of the proposed Project would not result in a significant conflict with an applicable plan, policy or regulation developed to reduce GHG emissions

Mitigation Required: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

9. HAZARDS & HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Discussion of Effects: Construction of the proposed Project would likely involve the use and disposal of chemical agents, solvents, paints, and other hazardous materials associated with construction activities. The amount of these chemicals typically present during construction would be limited, would be in compliance with existing government regulations, and would not be considered a significant hazard.

It is possible that activities associated with operation of the proposed Project would involve transport, use or disposal of hazardous materials. As described in TOP FEIR, current federal and state regulations, City ordinances, and TOP policies would regulate the handling of hazardous substances to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Hazardous waste transport, use, and/or disposal that would occur would be less than significant with adherence to the existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Discussion of Effects: Operation of the proposed Project may involve the transport, storage, use or disposal of hazardous materials. With existing federal, State and local regulation and oversight of hazardous materials, the risk to the public or the environment from upset and accident conditions involving the release of hazardous materials would be a less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?

Discussion of Effects: The proposed Project is a warehouse facility, and is not anticipated to generate or emit hazardous emissions or materials as part of its regular operations. It is possible that the facility could store hazardous materials. However, as described in TOP FEIR, current federal

and state regulations, City ordinances, and TOP policies would regulate the handling of hazardous substances to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Any hazardous waste transport, use, and/or disposal that would occur with operation of the Project would be less than significant with adherence to the existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Discussion of Effects: The proposed project site is not listed on the hazardous materials site compiled pursuant to Government Code Section 65962.5. Therefore, the project would not create a hazard to the public or the environment and no impact is anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. For a project located within the safety zone of the airport land use compatibility plan for ONT or Chino Airports, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: The proposed Project was reviewed and found to be located within the Airport Influence Area of Ontario International Airport (ONT). An airport influence area includes areas in which current or future airport-related safety, noise, airspace protection, or overflight factors may significantly affect land uses or necessitate restrictions on those uses. The entirety of the City of Ontario is within the ONT influence area. The Project site is located within the ONT airport influence area but outside the airport safety zones. The Project site lies outside the boundaries of the Chino Airport Influence Area.

The Project was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT. The Project is required to file and record an Avigation Easement with the Ontario International Airport Authority prior to obtaining a Certificate of Occupancy. Any potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: None required.

g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: The proposed Project does not include any changes to surrounding

roadways. The City's Safety Element, as included within TOP, includes policies and procedures to be administered in the event of a disaster. TOP seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to, and recover from every day and disaster emergencies. In addition, the proposed Project would comply with the requirements of the Ontario Fire Department and all City requirements for fire and other emergency access. Because the Project will comply with all applicable City codes, any impacts would be reduced to a less than significant level.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion of Effects: The Project site is located within an urban industrial area and does not include any changes to roadways. Additionally, according to CalFire mapping, the Project site is not located in or near a State Responsibility Area (SRA), nor is it located in or near lands identified as a Fire Hazard Severity Zone (FHSZ). The closest FHSZ is approximately three miles from the Project site. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR; no significant wildland fire impact would occur.

10. HYDROLOGY & WATER QUALITY. Would the project:

a. Violate any other water quality standards or waste discharge requirements or potential for discharge of storm water pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work areas?

Discussion of Effects: The project site is served by City water and sewer service and will not affect water quality standards or waste discharge requirements. Discharge of storm water pollutants from areas of materials storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing, waste handling, hazardous materials handling or storage, delivery areas or loading docks, or other outdoor work) areas could result in a temporary increase in the amount of suspended solids, trash and debris, oil and grease, organic compounds, pesticides, nutrients, heavy metals and bacteria pathogens in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide National Pollutant Discharge Elimination System (NPDES) General Industrial Activities Stormwater Permit, the San Bernardino County Area-Wide Urban Runoff Permit (MS4 permit) and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)). This would reduce any impacts to below a level of significance.

Additionally, the Project applicant would be required to submit a Water Quality Management Plan (WQMP), which would establish the site's compliance with storm water discharge and water quality management requirements. The WQMP will include site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development (LID) best management practices (BMPs), such as retention and infiltration, biotreatment and evapotranspiration. Furthermore, prior to Grading Plan approval and the issuance of a grading permit, an Erosion and Sediment Control Plan must be approved by the Engineering Department. The Erosion and Sediment Control Plan will specifically identify the Best Management Practices (BMPs) that will be implemented on the Project during construction, to

reduce the discharge of sediment and other pollutants into the City's storm drain system. Adherence to federal and state regulations, City ordinances, and TOP policies would result in a less-than-significant impact.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

Discussion of Effects: No increases in the current amount of water flow to the project site are anticipated, and the proposed project will not deplete groundwater supplies, nor will it interfere with recharge. The water use associated with the proposed use of the property will be negligible. The development of the site will require the grading of the site and excavation is expected to be less than three feet and would not affect the existing aquifer, estimated to be about 230 to 250 feet below the ground surface.

As described in the City's Urban Water Management Plan, the Chino Basin is the City's main source of water supply. Chino Basin encompasses about 235 square miles of the upper Santa Ana River watershed and lies within portions of San Bernardino, Riverside, and Los Angeles counties. The Chino Basin has approximately 5 to 7 million acre feet of water in storage, and an estimated 1 million acre-feet of additional unused storage capacity.

TOP FEIR assumed development on the Project site would be an industrial use. The proposed Project includes warehouse uses, which would generally have a lower water demand than Office/Research & Development (Office/R&D), which was the prior zoning of the Project site. Therefore, this would result in a decrease in demand on groundwater supplies compared to what was evaluated within the TOP FEIR.

While construction of the proposed Project would result in an increase in impervious surfaces, which would decrease the amount of groundwater recharge that occurs on the Project site, given the total size of the Chino Basin, this decrease in pervious surface would not be considered to interfere substantially with groundwater recharge. This potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site or volume of storm water runoff to cause environmental harm or potential for significant increases in erosion of the project site or surrounding areas?

Discussion of Effects: The Project site is currently undeveloped, and construction of the proposed Project would change the existing drainage pattern of the Project site. However, the Project applicant would be required to submit an Erosion and Sediment Control Plan which would be approved by the Engineering Department. The Erosion and Sediment Control Plan would specifically identify the Best Management Practices (BMPs) that would be implemented on the Project site during construction to reduce the discharge of sediment and other pollutants into the City's storm drain system. Furthermore, stormwater generated by the Project would be discharged

in compliance with the statewide NPDES Permit and San Bernardino County MS4 permit requirements. Implementation of a Storm Water Pollution Prevention Plan (SWPPP), the BMPs included in the SWPPP, and an Erosion and Sediment Control Plan would reduce any impacts to below a level of significance. No streams or streambeds are present on the site.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or potential for significant changes in the flow velocity or volume of storm water runoff to cause environmental harm?

Discussion of Effects: For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot to the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from the area to the north of the building would be conveyed through storm drain Line C. Runoff from the area to the south of the site would be conveyed through storm drain Line D. The proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way. On- or off-site flooding impacts would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff (a&b) during construction and/or post-construction activity?

Discussion of Effects: Please see Section 10.b.ii for a discussion of on-site storm drainage facilities. The proposed Project's underground infiltration system would be sized to capture and retain the required water quality design capture volume as well as mitigate discharge to existing conditions for the Project site.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Otherwise substantially degrade water quality or potential for discharge of storm water to

affect the beneficial uses of receiving water?

Discussion of Effects: Activities associated with the construction period, could result in a temporary increase in the amount of suspended solids in surface flows during a concurrent storm event, thus resulting in surface water quality impacts. The site is required to comply with the statewide NPDES General Construction Permit and the City of Ontario's Municipal Code (Title 6, Chapter 6 (Stormwater Drainage System)) to minimize water pollution. Thus it is anticipated that there is no potential for discharges of stormwater during construction that will affect the beneficial uses of the receiving waters. However, with the General Construction Permit requirement and implementation of the policies in The Ontario Plan, any impacts associated with the project would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

Discussion of Effects: The project site is not located within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of the Policy Plan (General Plan), the site lies outside of the 100-year flood hazard area. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Discussion of Effects: As identified in the Safety Element (Exhibit S-2) of The Ontario Plan, the site lies outside of the 100-year flood hazard area. No levees or dams are located near the project site. Therefore, no adverse impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

j. Expose people or structures to inundation by seiche, tsunami or mudflow?

Discussion of Effects: Impacts associated with flooding are primarily related to the construction or placement of structures in areas prone to flooding including within an unprotected 100-year flood zone, and in areas susceptible to high tides, tsunamis, seiches, mudflows or sea level rise. According to FEMA mapping, the Project site is not located in a known floodplain. No

wetlands have been mapped on the Project site according to the NWI. The Project site is located over 60 miles east of the Pacific Ocean and is not located in a mapped tsunami zone. Additionally, the Project site is not next to a large body of water. Therefore, the Project would not have a significant risk of flood hazard, tsunami, seiche zones.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

11. LAND USE & PLANNING. Would the project:

a. Physically divide an established community?

Discussion of Effects: The physical division of an established community typically refers to the construction of a physical feature (such as an interstate highway or railroad tracks) or removal of a means of access (such as a local road or bridge) that would impair mobility within an existing community or between a community and outlying area. The Project site is located in an area that is currently developed with urban land uses. This Project would be of similar design and size to surrounding development, and would not change any public roadways. The proposed Project would not physically divide an established community.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with applicable land use plan, policy or regulation of agencies with jurisdiction over the project (including, but not limited to general plan, airport land use compatibility plan, specific plan, or development code) adopted for the purpose of avoiding or mitigation an environmental effect?

Discussion of Effects: The proposed project is consistent with The Ontario Plan and does not interfere with any policies for environmental protection. As such, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

Discussion of Effects: There are no adopted habitat conservation plans in the project area. As such no conflicts or impacts are anticipated.

Mitigation: None required.

12. MINERAL RESOURCES. Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Discussion of Effects: As shown in Figure 5.11-1 of TOP FEIR, the Project site is located within an area identified as Mineral Resource Zone 3 (MRZ-3). As described in TOP FEIR, a designation of MRZ-3 indicates the significance of mineral deposits cannot be determined from available data.

The Project site is located within a mostly developed area surrounded by urban land uses

and, as noted in TOP FEIR, development in a MRZ-3 would not result in significant impacts as mineral resources of statewide or local importance are not identified in the California Geological Survey PC maps. Therefore, this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion of Effects: The Project site is not identified as a locally important mineral resource recovery site on a local general plan, specific plan, or other land use plan, and there are no known mineral resources on the Project site. No mineral resource impacts would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

13. NOISE. Would the project result in:

a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Discussion of Effects: Construction Noise. As described in TOP FEIR, there are two types of short-term noise impacts could occur during construction. First, the transport of workers and movement of materials to and from the site could incrementally increase noise levels along local access roads. However, the amount of construction traffic is typically small in relation to the total daily traffic volumes on those roadway segments.

The second type of short-term noise impact is related to demolition, site preparation, grading, and/or physical construction. Construction is performed in distinct steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. However, despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase.

Construction of individual developments associated with buildout of TOP Land Use Plan would temporally increase the ambient noise environment. However, the City of Ontario restricts the hours of construction activities to the least noise-sensitive portions of the day. According to the Municipal Code, construction activities are restricted to the weekday hours of 7:00 AM to 6:00 PM and 9:00 AM to 6:00 PM on Saturday and Sunday. However, construction activities may occur outside of these hours if the City determines that the maintenance, repair, or improvement is necessary to maintain public services or cannot feasibly be conducted during normal business hours, or if construction activities comply with the stationary source noise standards of the Municipal Code (see Table 5.12-4 of TOP FEIR). Because construction activities associated with any individual development may occur near noise-sensitive receptors and noise disturbances may occur for prolonged periods of time, construction noise impacts from buildout of the Land Use Plan are considered significant.

The Project site is identified as industrial use in TOP Land Use Plan. The industrial land use designation is generally not considered a noise sensitive land use. The Project is located in an industrial area and there are no noise-sensitive receptors in the immediate vicinity that may be disturbed by construction of the proposed Project. In addition, the following mitigation measure from TOP FEIR would be applicable:

*Mitigation Measures 12-4: Construction activities associated with new development that occurs near sensitive receptors shall be evaluated for potential noise impacts. Mitigation measures such as installation of temporary sound barriers for adjacent construction activities that occur adjacent to occupied noise-sensitive structures, equipping construction equipment with mufflers, and reducing nonessential idling of construction equipment to no more than five minutes shall be incorporated into the construction operations to reduce construction-related noise to the extent feasible.*

Operational Noise. As described in TOP FEIR, the northeastern portion of the City of Ontario is characterized by industrial warehousing operations. In addition to on-site mechanical equipment, warehousing and industrial land uses generate substantial truck traffic that results in additional sources of noise on local roadways in the vicinity of industrial operations.

The City of Ontario regulates noise sources within the City through the City's Municipal Code (Title 5, Chapter 29, Noise). The City of Ontario Municipal Code has established noise standards for stationary source noise levels, as shown in Table 5.12-4 of TOP FEIR, *City of Ontario Maximum Permissible Exterior Noise Levels*, at various categories of land uses in the City. The City applies the Noise Control Ordinance standards to non-transportation noise sources. These standards do not gauge the compatibility of developments in the noise environment, but provide restrictions on the amount and duration of noise generated at a property, as measured at the property line of the noise receptor.

Industrial noise is less intermittent and can have moderate to high levels on a continual basis. TOP proposes 159,998,711 square feet of industrial land uses at buildout. As shown in Figure 3-6 for TOP FEIR, proposed industrial areas are centered around the Ontario International Airport (ONT) and Chino Airport. In general, new industrial areas would be buffered by business park uses or located around existing major noise sources that would mask most industrial noise (e.g., freeways, Chino Airport, ONT). The siting of new industrial developments may increase noise levels to nearby uses. This can be due to the continual presence of heavy trucks used for the pick-up and delivery of goods and supplies, or from the use of noisy equipment used in the manufacturing or machining process. While vehicle noise on public roadways is exempt from local regulation, for the purposes of the planning process, it may be regulated as a stationary-source noise while operating on private property. To regulate stationary-source noise created by industrial machinery and tools from affecting sensitive land uses, the City of Ontario requires industrial operations to limit noise to no greater than the maximum allowable noise levels as described in the Noise Ordinance.

As shown in TOP FEIR Figure 5.12-6, future noise levels from surface transportation are expected to be between 65 and 75 dBA CNEL, depending on the location within the Project site. Part of the Project site would be expected to experience a 3 to 4 dBA CNEL increase associated with buildout of TOP land use plan.

The proposed Project would be required to comply with the City's Noise Ordinance (Title 5, Chapter 29, Noise). Compliance with the noise ordinance would result in noise levels that are acceptable to the City and would result less than significant noise impacts from stationary sources.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Discussion of Effects: The Proposed Project would involve a warehouse use, and excessive

groundborne vibration or groundborne noise levels are not anticipated with operation of the Project.

Groundborne vibration may occur as part of the construction of the proposed Project. As described in TOP FEIR, construction operations can generate varying degrees of ground vibration, depending on the construction procedures and equipment. Operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. The effect on buildings in the vicinity of the construction site varies depending on soil type, ground strata, and receptor-building construction. The results from vibration can range from no perceptible effects at the lowest vibration levels, to low rumbling sounds and perceptible vibrations at moderate levels, and slight structural damage at the highest levels.

The Project site is located within an industrial area, and there are no noise-sensitive receptors in the immediate vicinity. As specific construction equipment use is not known at this time, the following mitigation measure included in TOP FEIR would be applicable to the Project site, and reduce the potential impact to a less-than-significant level:

> *Mitigation Measures 12-2: Individual projects that involve vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, occurring near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to be perceptible at vibration-sensitive uses (i.e., exceed the Federal Transit Administration vibration-annoyance criteria of 78 VdB during the daytime), additional requirements, such as use of less vibration intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).*

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: The project will not be a significant noise generator and will not cause a substantial permanent increase in ambient noise levels because of the limited size and scope of the project. Moreover, the proposed use will be required to operate within the noise levels permitted for commercial development, pursuant to City of Ontario Development Code. Therefore, no increases in noise levels within the vicinity of the project are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Discussion of Effects: Temporary construction activities will minimally impact ambient noise levels. All construction machinery will be maintained according to industry standards to help minimize the impacts. Normal activities associated with the project are unlikely to increase ambient noise levels.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. For a project located within the noise impact zones of the airport land use compatibility plan for ONT and Chino Airports, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: According to the Safety Element in The Ontario Plan, the proposed site is located within the airport land use plan. However, the project is located outside of the 65CNEL noise contour. Therefore, no impacts are anticipated.

Mitigation: None required.

f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion of Effects: The project site is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

14. POPULATION & HOUSING. Would the project:

a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of road or other infrastructure)?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator, which could directly induce substantial unplanned population growth. Additionally, the proposed Project does not include the expansion of infrastructure, which could indirectly cause unplanned population growth. No population growth impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The Project site is currently vacant and does not include any housing units. Construction of the Project would not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing; no impact would occur.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

Discussion of Effects: The project site is currently undeveloped. Therefore, no impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and

addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

15. PUBLIC SERVICES. Would the project:

a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i. Fire protection?

Discussion of Effects: The Ontario Fire Department provides fire service to the Project site. The Ontario Fire Department has ten fire stations, including the Ontario International Airport (ONT) fire station. These fire stations house nine 4-person paramedic engine companies, three 4-person truck companies, an 8-person ARFF station, one fire investigation supervisor, and two battalion chiefs. The closest fire station to the Project site is Ontario Fire Department Station 7, located at 4901 Vanderbilt Street, which is approximately one mile from the Project site.

In 2020, the Ontario Fire Department responded to over 20,000 calls for service, approximately 55 calls per day, ranging from medical emergencies to a traffic collisions to large commercial fires. Ontario Fire Department has 221 personnel comprised of 182 sworn firefighters and 39 professional staff members serving our community across five bureaus – Operations, Fire Prevention, Support Services/Airport Operations, EMS, and Administrative Services.

As described in TOP FEIR, firefighter staffing needs are determined by the Ontario Fire Department by the number of calls and requests for fire services within the service area. The Fire Department also reviews service contracts with the California Department of Forestry to ensure fire services in times of emergency. To ensure the provision of adequate fire protection services, the City of Ontario has established a Development Impact Fee Program to provide funding for services within the City. Fees collected from developers are placed in a fire services fund that can be expended for the acquisition or construction of new fire services facilities and for the improvement or expansion of the City's existing fire service capabilities, provided that such expenditure from the fund has been authorized by the City Council. The Project applicant would be required to pay all appropriate fire service development fees.

Additionally, as described in detail in TOP FEIR, future growth in accordance with TOP is expected to increase the demand for fire services throughout the city but especially in the New Model Colony (NMC). The Development Impact Fee and Nexus Schedule (2005) recommends that two new stations would be built in the Old Model Colony (OMC) to replace stations number 3 and 7 and that four new stations be built in the NMC. The funding needed to build these stations has been assessed and incorporated into the fee schedule and it would be adequate for the proposed development and relocation of stations. Various localized environmental impacts related to construction of new fire stations could occur; however environmental review would occur once site specific plans have been developed.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

ii. Police protection?

Discussion of Effects: The Ontario Police Department is a full-service police agency providing a wide range of crime suppression, education, and prevention services to the community. The Ontario Police Department has three main service bureaus: the Uniform Bureau,

Investigations Bureau, and Service Bureau. Within these bureaus, the department comprises the Police Administration, Air Support Unit, Community Oriented Problem Solving unit, Special Weapons and Tactics Team, Traffic Division, Communications Division, Investigation Division, and Crime Prevention Division.

The Ontario Police Department has implemented a geographical based policing program. As part of this "Geo-Policing" program, the city has been divided into three geographical areas: West, East, and South. Each area has an assigned Lieutenant as Area Commander. The Area Commander is responsible for the delivery of police services in their area of control with an emphasis on the preservation and improvement of the quality of life, safety, and economic value of those who live and do business in the city. Each area has dedicated teams of officers and corporals, headed by police sergeants, who work day-to-day (24/7) patrol operations; traffic officers; Community Oriented Problem Solving (C.O.P.S.) officers, who work special projects; narcotics investigators; and detectives. The Project site is located within the East Area Command.

As described in TOP FEIR, buildout of TOP would result in an increase in demand for police protection services within the City. New facilities, equipment, and personnel may be necessary to maintain adequate levels of service. Development within the City would be subject to development impact fees that would pay for police services. The police services required to cover the new development and population growth for the City of Ontario would be assessed and acquired appropriately based on the needs of the City. The police services would receive adequate funding through the City's general fund to cover Project needs.

Buildout of TOP would result in an impact on the Ontario Police Department and their ability to deliver police services in a timely manner. Buildout of TOP would require the hiring of new staff and the building of new facilities. Environmental impacts would result from the construction of these facilities and each project would have to complete environmental review under CEQA. Various localized environmental impacts related to construction of new police facilities could occur; however environmental review would occur once site specific plans have been developed and potential environmental impacts would be reduced to less than significant through mitigation and compliance with existing regulations.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iii. Schools?

Discussion of Effects: The proposed Project does not include residential uses and is not expected to directly increase demand for school services. The proposed Project would be required to pay applicable development impact fees to the Cucamonga School District and the Chaffey Joint Union High School District, which provide school services to the Project site and surrounding area. Currently, the Cucamonga School District collects a development fee of $0.228 per square foot of Industrial/Warehouse/Manufacturing Use. Based on a revenue sharing agreement, the Chaffey Joint Union High School District receives approximately 31 percent of the school impact fee collected. Payment of school impact fees, as allowed by Government Code 65996, are meant to offset increased student enrollment and has been deemed by the State legislature (per Government Code Section 65995(h)) to constitute full and complete mitigation of impacts of a development project on the provision of adequate school facilities. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered

and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

iv. Parks?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

v. Other public facilities?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of public facilities, such as libraries; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

16. RECREATION. Would the project:

a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Discussion of Effects: This proposed Project includes construction of two warehouse buildings and associated site improvements. The Project does not include new housing or a large employment generator that would cause an increase in the use of neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that have an adverse physical effect on the environment?

Discussion of Effects: The Project does not include construction of recreational facilities. Additionally, the Project is not proposing any new housing or a large employment generator that would require the construction or expansion neighborhood parks or other recreational facilities; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

17. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited?

Discussion of Effects: The project is in an area that is mostly developed with all street improvements existing. The number of vehicle trips per day is not expected to be increased as a result of this Project. Less than significant impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Conflict with an applicable congestion management program, including, but not limited to, level of service standard and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Discussion of Effects: TOP FEIR concluded that trips generated as a result of buildout TOP Land Use Plan would cause a deficient level of service (LOS) for existing area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of TOP Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that is already projected to occur in the future. TOP FEIR Mitigation Measure 16-1 includes development of more enhanced intersections throughout the City, as identified in Table 5.16-6 of TOP FEIR, and construction of additional turn and through lanes. As further described in TOP FEIR, implementation of these improvements would result in LOS E or above at all intersections during both AM and PM peak hours. With implementation of the mitigation measure, impacts to local roadways would be less than significant. However, buildout of TOP Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to mainline freeway segment impacts. The City's development impact fees cannot be used for improvements to roadway facilities under the sole jurisdiction of the California Department of Transportation (Caltrans), such as freeway mainline segments, and the City cannot widen the freeway itself. Consequently, impacts to freeway segments within the City were identified as significant and unavoidable.

As described in more detail in Section 17.b, below, the proposed Project is forecast to generate fewer trips than the original zoning of the site, which was incorporated in TOP FEIR. The traffic impacts associated with the proposed Project would be considered consistent with and less than the traffic impacts projected and analyzed in TOP FEIR. The proposed Project would not create an increase in the number of vehicle trips, traffic volume, or congestion at intersections than has already been evaluated in TOP FEIR.

As described in TOP FEIR, the Mobility Element would introduce and implement various strategies and approaches to accommodate multiple modes of travel. The plan accounts for improvements and enhancements to roadways (for passenger cars, trucks, buses, and bicycles), rail lines (for freight and passenger rail), and trails and walkways (for bicycles and pedestrians). The strategies and approaches to improvements to public transit and nonmotorized transportation would ensure that this impact would be less than significant. Construction of the proposed Project would not impede implementation of the strategies identified in the Mobility Element, and the impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Result in a change in air traffic patterns, including either an increase in traffic levels or a

change in location that results in substantial safety risks?

Discussion of Effects: The project will not create a substantial safety risk or interfere with air traffic patterns at Ontario International Airport as it is under such height restrictions. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Discussion of Effects: CEQA Guidelines Section 15064.3 subdivision (b) has been included in the 2018 CEQA Guidelines update as part of the implementation of SB 743, which requires local jurisdictions use Vehicle Miles Travelled (VMT) instead of Level of Service (LOS) methodologies for the purpose of determining the significance of traffic impacts under CEQA. As part of the implementation of SB 743, local jurisdiction were given until July 1, 2020 to develop and implement thresholds of significance criteria and methodologies for evaluating VMT under the new SB 743 requirements. TOP FEIR was certified prior to adoption of SB 743. As such, the analysis of traffic impacts within TOP FEIR is based on Level of Service (LOS) methodologies, not Vehicle Miles Travelled (VMT). As TOP FEIR relies on LOS for the analysis of the transportation impacts, this Addendum also includes a discussion of LOS.

TOP FEIR concluded that trips generated as a result of buildout of TOP Land Use Plan would cause a deficient LOS for the existing area intersections without implementation of the recommended lane geometry improvements. In addition, buildout of TOP Land Use Plan would also cumulatively contribute to the cumulatively significant freeway level of service impact that were projected to occur in the future. TOP FEIR Mitigation Measure 16-1 includes development of more enhanced intersections throughout the City, as identified in Table 5.16-6 of the TOP FEIR, and construction of additional turn and through lanes. As further described in TOP FEIR, implementation of these improvements would result in LOS E or above at all intersections during both AM and PM peak hours. Under the City's development impact fee program, project applicants for new developments can either contribute their fair share toward traffic improvements or make the improvements as part of the project. Additionally, the City of Ontario has a Capital Improvement Program that details the implementation of regional improvements. With implementation of the mitigation measure, impacts to local roadways would be less than significant. However, buildout of TOP Land Use Plan would result in additional traffic volume that would significantly cumulatively contribute to mainline freeway segment impacts. The City's development impact fees cannot be used for improvements to roadway facilities under Caltrans' sole jurisdiction, such as freeway mainline segments, and the City cannot widen the freeway itself. Consequently, impacts to freeway segments within the City were identified as significant and unavoidable.

TOP FEIR analysis assumed that the Project site would have an Industrial land use. The Toyota/Ontario Business Park Specific Plan identified the site as having a maximum development potential of 300,000 square feet. The Specific Plan Amendment to the Toyota/Ontario Business Park Specific Plan adopted by the City Council in 2020 changed the zoning of the site from Office/Research & Development (Office/R&D) to Industrial Mixed Use. The proposed Project includes development of two warehouse buildings totaling 168,772 square feet, which includes approximately 15,000 square feet of office space and approximately 153,772 square feet of warehouse space.

To evaluate the potential change in trips associated with the Specific Plan Amendment for the Project site, Ganddini evaluated the trip generation associated with the original Office/Research and Development zoning designation, as well as the development for the Specific Plan Amendment. It should be noted that for the Specific Plan Amendment development

analysis, the Ganddini Group evaluated a development scenario that was slightly larger (approximately 4,475 square feet) than what the Project proposes. As shown in Table 5, the Proposed Project would result in a reduction in the number of trips generated on the Project site compared to the prior zoning designation.

**Table 5: Trip Generation Comparison**

| Zoning | Quantity | Trip Generation | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | AM Peak Hour | | | PM Peak Hour | | | Daily |
| | | In | Out | Total | In | Out | Total | |
| Original Zoning (Office) | 300,000 SF | 299 | 49 | 348 | 55 | 290 | 345 | 2,922 |
| Proposed (Warehouse) | 173,247 SF[A] | 35 | 14 | 49 | 16 | 36 | 52 | 394 |
| **Trip Generation Comparison (Proposed – Original)** | | **-264** | **-35** | **-299** | **-39** | **-254** | **-293** | **-2,528** |

Source: Ganddini Group Inc, 2019.
[A] While the proposed Project includes 168,772 square feet of floor area, the Ganddini report analyzed impacts from 173,247 square feet of floor area.

The proposed Project is forecast to generate fewer trips than the original zoning of the site. The traffic impacts associated with the proposed Project would be considered consistent with and less than the traffic impacts projected and analyzed with TOP FEIR. The proposed Project would not create a substantial increase in the number of vehicle trips, traffic volume or congestion at intersections than has already been evaluated within the FEIR.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Discussion of Effects: The Project is in an area that is mostly developed, and no alterations are proposed for adjacent intersections or arterials. The Project would not create a substantial increase in hazards due to a design feature; this potential impact would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

f. Result in inadequate emergency access?

Discussion of Effects: The proposed Project would not include any changes to adjacent roadways. Additionally, development of the proposed Project includes fire lanes and would provide access for all emergency vehicles. The proposed Project would not result in a significant impact related to inadequate emergency access.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

g. Result in inadequate parking capacity?

Discussion of Effects: The project is required to meet parking standards established by the Ontario Development Code and will therefore not create an inadequate parking capacity. No impacts are anticipated.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion of Effects: The project does not conflict with any transportation policies, plans or programs. Therefore, no impacts are anticipated.

Mitigation: None required.

18. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?

   Discussion of Effects: The results of the records research compiled from the CHRIS-SCCIC, the Scared Lands File Search (commissioned through the NAHC) failed to indicate known Tribal Cultural Resources (TCR) within the Project boundaries or within a one-mile radius of the Project area as specified in Public Resources Code (PRC): 210741, 5020.1(k), or 5024. Moreover, there was no indication of known TCRs within the Project site or within a one-mile radius of the Project Area. In compliance with AB 52, it is the responsibility of the Public Agency (e.g. Lead Agency) to consult with Native American tribes early in the CEQA process to allow tribal governments, lead agencies, and project proponents to discuss the appropriate level of environment review, identify and address potential adverse impacts to TCRs, and reduce the potential for delay and conflict in the environmental review process (see PRC Section 2108.3.2). Specifically, government-to-government consultation may provide "tribal knowledge" of the Project Area that can be used in identifying TCRs that cannot be obtained through other investigative means.

   The Project Site has been highly disturbed by modern human activities to include agricultural use from the 1940's through the 1960's and the development and construction of the Toyota Motors North American Parts Center and supporting infrastructure that would have displaced surface and subsurface archaeological resources. Therefore, it is concluded that the proposed Project would not impact Tribal Cultural Resources or Native America artifacts relating to TCR's and as such, no mitigation measures are recommended.

   Mitigation: No new mitigation measures required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Discussion of Effects: The subject site is not listed in the California Register of Historic Resources. It is anticipated that during the application process the Lead Agency will notify the tribes of the proposed Specific Plan Amendment and will commence AB 52 Consultations as specified in the regulations. In addition, the results of the records research compiled from the CHRIS-SCCIC, the Scared Lands File Search (commissioned through the NAHC) failed to indicate known Tribal Cultural Resources (TCR) within the Project boundaries or within a one-mile radius of the Project area as specified in Public Resources Code (PRC): 210741, 5020.1(k), or 5024. Moreover, there was no indication of known TCRs within the Project site or within a one-mile radius of the Project Area. No impacts are anticipated through Project implementation.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

19. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

Discussion of Effects: The proposed project is served by the City of Ontario sewer system, which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. The project is required to meet the requirements of the Ontario Engineering Department regarding wastewater. No impacts are anticipated.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. 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?

Discussion of Effects: The proposed project is served by the City of Ontario sewer system and which has waste treated by the Inland Empire Utilities Agency at the RP-1 treatment plant. RP-1 is not at capacity and this project will not cause RP-1 to exceed capacity. The project will therefore not require the construction of new wastewater treatment facilities, or the expansion of existing facilities. No impacts are anticipated.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. 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?

Discussion of Effects: As described in TOP FEIR, the potable water network in Ontario includes 536 miles of pipeline, ranging from 2 to 42 inches in diameter. The City has four pressure zones. Locally obtained water comes from approximately 20 operating groundwater wells in Ontario and the Chino Basin Desalter Authority (CDA). The Project Site would be served by City of Ontario water system and there is a 12-inch water line available for connection in Jurupa Street.

TOP FEIR includes a discussion of the City's sewer system. The City sewer mains are primarily constructed of vitrified clay pipe ranging from 4 to 42 inches in diameter. Approximately 75 percent of the pipes are 8 inches in diameter. The City's sewers are classified into two groups: primary sewers, greater than 15 inches in diameter, and secondary sewers, 15 inches or smaller in diameter. The City has about 375 miles of gravity sewers. The City's wastewater collection system also consists of two City-owned pump stations, one privately owned/City-maintained pump station, over 7,000 feet of associated force mains, and five siphons. The Project would connect to an 8-inch sewer line off Jurupa Street.

Wastewater generated at the Project site would be treated by the Inland Empire Utilities Agency at Regional Water Recycling Plant No. 1 (RP-1). RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic wastewater treatment capacity to 44 million gallons per day. The plant treats an average influent wastewater flow of approximately 28 million gallons per day. The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from RP-4, located in Rancho Cucamonga. RP-1 has treatment capacity and future development of this Project site would not cause RP-1 to exceed capacity.

The City of Ontario maintains the local stormwater drainage system, which includes regional (major) drainage facilities designed to convey peak 100-year discharge flows and secondary drainage facilities designed for peak 10-, 25-, or 100-year flows that convey locally generated flows to regional facilities. The City's stormwater is collected and diverted into various channels that empty into the Santa Ana River; a small portion is reclaimed in spreading basins for reuse as percolated groundwater. The primary direction of drainage flow in the Chino watershed is from the San Gabriel Mountains southward to the Santa Ana River, then southwest in the river.

For Building A, runoff from the east portion of the site, along with the northerly landscaped area, would be conveyed through storm drain Line A. Runoff from the west half of the site along with the parking lot to the south of the building would be conveyed through storm drain Line B. These storm drain lines would discharge into an underground infiltration chamber system located in the central portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume, as well as mitigate discharge to existing conditions for the Project site. The system would have a footprint of approximately 54-feet by 160-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line A, which would convey and then discharge to the existing private storm drain line in Toyota Way.

For Building B, runoff from the north of the building would be conveyed through storm drain Line C. Runoff from the south of the building would be conveyed through storm drain Line D. The proposed storm drain lines would discharge into an underground infiltration chamber system located in the southwest portion of the site. The underground infiltration system would be sized to capture and retain the required water quality design capture volume. The system would have a footprint of approximately 24-feet by 105-feet and consist of 60-inch diameter perforated corrugated metal pipes surrounded by gravel. The excess flow generated from higher storm events would be designed to back up in proposed Line D and release in Line E, which would convey and then discharge to the existing private storm drain line in Toyota Way.

The proposed Project would not require the construction of new water or wastewater treatment facilities, or the expansion of existing facilities. As discussed in the Energy Section above (Section 6), the Project would have less than significant impacts with regard to electric power and natural gas. In addition, the Project would not have an impact on telecommunications facilities. Construction and operation of the proposed Project would result in a less than significant impact related to utilities services.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221).

Discussion of Effects: As a water supplier, the City is required to prepare and Urban Water Management Plan (UWMP). A UWMP provides a framework for long term water supply and evaluates existing water conservation efforts. As described in the City's UWMP, purchased water and groundwater supplies are sufficient in meeting the City's water demands under all base years, including during normal, single, and multiple dry years. Sufficient water supplies are available to serve the proposed Project.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

e. Result in a determination by the wastewater treatment provider that 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?

Discussion of Effects: Wastewater generated at the Project site would be treated by the Inland Empire Utilities Agency at the Regional Water Recycling Plant No. 1 (RP-1). RP-1 is located in the City of Ontario and has undergone several expansions to increase the design hydraulic domestic wastewater treatment capacity to 44 million gallons per day. The plant treats an average influent wastewater flow of approximately 28 million gallons per day. The plant serves areas of Chino, Fontana, Montclair, Ontario, Rancho Cucamonga, Upland, and solids removed from the Regional Water Recycling Plant No. 4 (RP-4), located in Rancho Cucamonga. RP-1 has treatment capacity, and future development of this Project site would not cause RP-1 to exceed capacity.

Mitigation: No additional mitigation required. The proposed Project will not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Discussion of Effects: City of Ontario serves the proposed project. Currently, the City of Ontario contracts with a waste disposal company that transports trash to a landfill with sufficient capacity to handle the City's solid waste disposal needs. No impacts are anticipated.

Mitigation: None required.

g. 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?

Discussion of Effects: As described in TOP FEIR, increases in population in the City of Ontario would result in increases in solid waste disposal needs. Buildout of TOP would result in the generation of 2,017 tons per day of solid waste in the City. This would be 1,009 more tons per day

(368,488 more tons per year) of solid waste than in 2007. To reduce waste disposal, AB 939 requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has met this waste diversion requirement through local recycling programs and participation in regional recycling programs.

As noted in TOP FEIR, the El Sobrante landfill has a capacity of 184,930,000 tons and is expected to close in 2030. Growth in the surrounding communities that use El Sobrante landfill will cause additional increases in waste generation. According to AB 939, jurisdictions are required to begin planning for new landfills when the jurisdiction's primary disposal site reaches its 15-year capacity. To reduce waste disposal, AB 939 also requires every California city and county to divert 50 percent of its waste from landfills by the year 2000. The City of Ontario has exceeded this requirement by diverting approximately 64 percent of waste through local recycling programs and participation in regional recycling programs. Continuation of these recycling programs would ensure compliance with AB 939. All impacts on waste disposal services would be less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

h. Comply with federal, state, and local statutes and regulations related to solid waste?

Discussion of Effects: The proposed Project would comply with all with federal, state, and local statues and regulations regarding solid waste; potential impacts would be considered less than significant.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

20. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a. Substantially impair an adopted emergency response plan or emergency evacuation plan?

Discussion of Effects: Wildfire was not analyzed in TOP FEIR but has since been included as part of the 2019 revisions to the State CEQA Guidelines. A discussion of potential wildfire impacts is provided below.

The Project site is located within an urban industrial area and does not include any changes to roadways. Additionally, according to CalFire mapping, the Project site is not located in or near a State Responsibility Area (SRA), nor is it located in or near lands classified as a Fire Hazard Severity Zone (FHSZ). The closest FHSZ is approximately three miles from the Project site. The proposed Project would not substantially impair and emergency response or evacuation plan.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Discussion of Effects: The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest FHSZ is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Discussion of Effects: The proposed Project would include construction of two warehouse buildings and associated onsite improvements, and would not require the installation of off-site infrastructure, such as roads, fuel breaks, emergency water sources, or other utilities. The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest fire hazard severity zone is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Discussion of Effects: The Project site is relatively flat and is located in an urban industrial area. The Project site is not located in or near an SRA nor is it located in or near lands classified as a very high FHSZ. The closest FHSZ is approximately three miles from the Project site. This potential impact would be considered less than significant.

Mitigation: No new mitigation measures are required. The proposed Project would not result in any new significant impacts. No changes or additions to TOP FEIR analysis are necessary.

21. MANDATORY FINDINGS OF SIGNIFICANCE.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat or a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Discussion of Effects: The results of the preceding analysis indicate that the proposed Project would have less-than-significant impacts to sensitive biological, historical, archaeological, and paleontological resources with implementation of the mitigation measures identified in TOP FEIR and the City's Standard Conditions of Approval. Impacts related to degradation of the environment would be less than significant and no additional mitigation is required.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

Discussion of Effects: The proposed Project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. TOP land use

plan has anticipated industrial uses on the Project site, and all applicable TOP FEIR mitigation measures and City Standard Conditions of Approval would be applicable.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current project, and the effects of probable future projects.)

Discussion of Effects: Cumulative impacts resulting from the development of the Project site were included in TOP FEIR analysis. The proposed Project does not include any changes to land use plan designations and thus is generally consistent with the project analyzed in TOP FEIR. The proposed Project's individual contribution to potentially significant cumulative impacts is not considerable and no mitigation is required.

Mitigation: No additional mitigation is required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analysis are necessary.

d. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion of Effects: As supported by the preceding environmental evaluation, the proposed Project would not result in substantial adverse effects on human beings. It has been determined through analysis within TOP FEIR and this Addendum that the proposed Project would not result in a significant substantial adverse effect on human beings.

Mitigation: No additional mitigation required. The proposed Project would not result in any new, increased or substantially different impacts, other than those previously considered and addressed in the Certified TOP FEIR. No changes or additions to TOP FEIR analyses are necessary.

**EARLIER ANALYSES**

*(Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D))*:

1) Earlier Analyses Used. Identify earlier analyzes used and state where they are available for review.

a) The Ontario Plan Final Environmental Impact Report

b) The Ontario Plan

c) City of Ontario Zoning

All documents listed above are on file with the City of Ontario Planning Department, 303 East "B" Street, Ontario, California 91764, (909) 395-2036.

2) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal

standards.

**MITIGATION MEASURES**

*(For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.)*

The Mitigation Measures contained in the Certified TOP Final Environmental Impact Report adequately mitigate the impacts of the proposed Project. These mitigation measures are contained in the attached Mitigation Monitoring and Reporting Program.

No additional mitigation beyond that previously imposed is required.

**Additional Reference Materials**

California Department of Conservation. *Farmland Mapping and Monitoring Program. San Bernardino County, Important Farmland 2016.* Website: https://maps.conservation.ca.gov/dlrp/ciftimeseries/ (accessed September 19, 2021).

California Department of Forestry and Fire Protection, 2021. *Fire Hazard Severity Zones Viewer,* https://egis.fire.ca.gov/FHSZ/ (accessed September 22, 2021).

City of Ontario, 2017. *Resolution No. 2017-027, A Resolution of the City Council of the City of Ontario, California, Amending the Standard Conditions of Approval for New Development Projects, and Making Findings in Support Thereof,* April 18.

City of Ontario, 2021. *Completed Table 2: Greenhouse Gas Reduction Measures Screening Table for Commercial and Industrial Development*, May 6.

City of Ontario, Fire Department, 2021. https://www.ontarioca.gov/Fire (accessed September 22, 2021).

City of Ontario, Police Department, 2021. https://www.ontarioca.gov/Police (accessed September 22, 2021).

City of Ontario, Toyota/Ontario Business Park Specific Plan.

Cooperative Strategies, 2020. *Residential and Commercial/Industrial Development School Fee Justification Study, Cucamonga School District,* February 27.

Federal Emergency Management Agency. *Flood Map Service Center.* https://msc.fema.gov/portal/home (accessed September 2021).

Ganddini Group, Inc, 2019. *Toyota-Ontario Business Park Specific Plan Amendment Trip Generation Analysis,* July 5.

Gill, Mike, 2021. *Completed Table 2: Greenhouse Gas Reduction Measures Screening Table for Commercial and Industrial Development*, May 6.

Huitt-Zollars, Inc., 2021. *Preliminary Hydrology Report for Milliken at Jurupa Industrial,* April 8.

Inland Empire Utilities Agency, 2021. *Regional Water Recycling Plan No. 1,* https://www.ieua.org/facilities/regional-water-recycling-plant-no-1/ (accessed September 24, 2021).

Mead & Hunt, Inc, 2011. *LA/Ontario International Airport Land Use Compatibility Plan,* April 19.

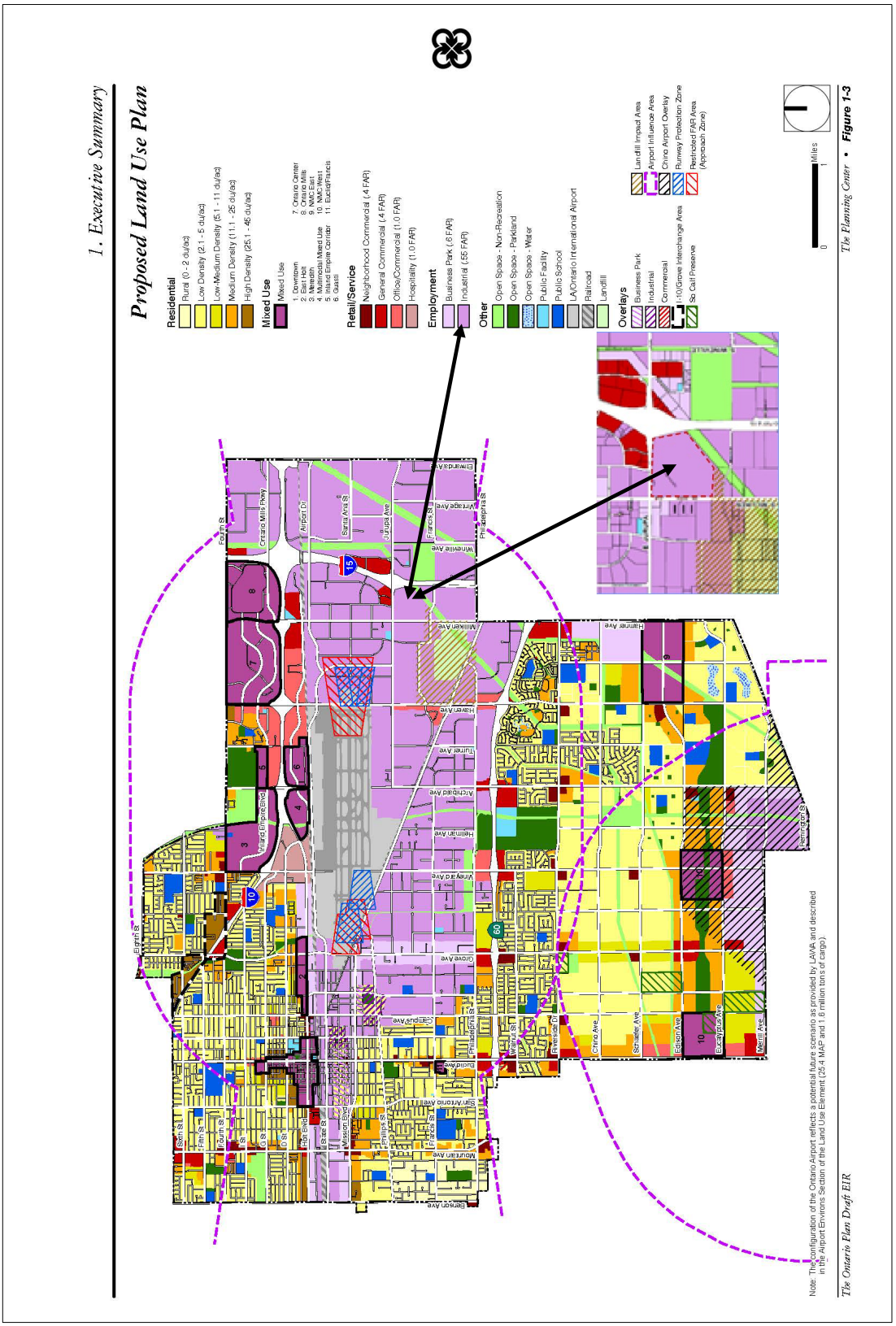
Ontario Airport Planning, 2021. *Airport Land Use Compatibility Planning Consistency Determination Report,* July 6.

Purtell, Christopher W., Senior Archaeologist, MIG, 2019. *Cultural Resources Search Review for a Proposed Specific Plan Addendum for Toyota Motor Sales, USA, City of Ontario, County of San Bernardino, California,* July 25.

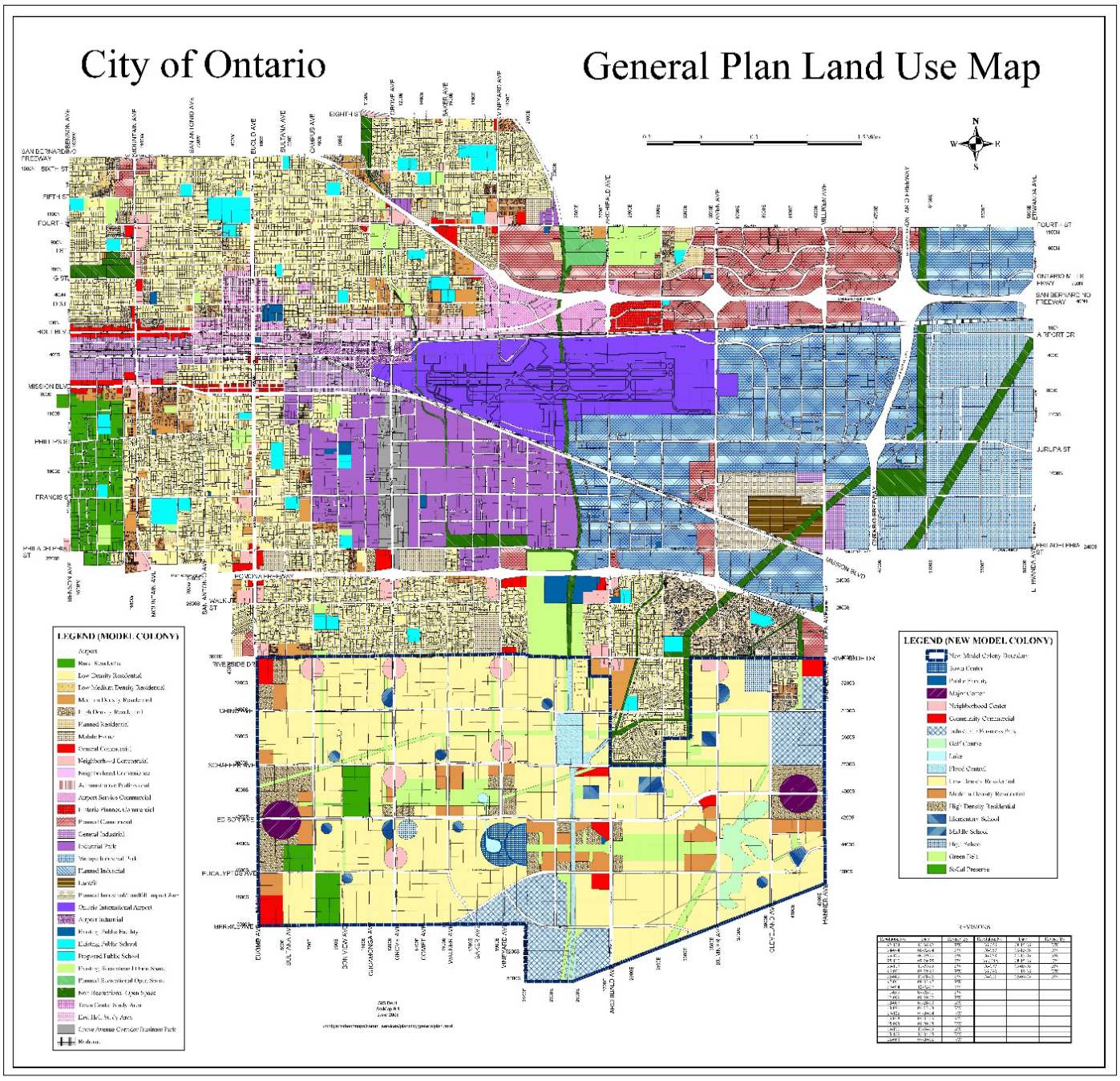
Stetson Engineers, Inc. *City of Ontario 2020 Urban Water Management Plan, Final Draft,* June.

United States Fish and Wildlife Service National Wetlands Inventory. https://www.fws.gov/wetlands/data/Mapper.html (accessed September 21, 2021).

# Exhibit A
# TOP EIR Figure 1-3, Proposed Land Use Plan



# Exhibit B
# 1992 General Plan Land Use Map



RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE PARCEL MAP NO. 20147 (FILE NO. PMTT21-010), SUBDIVIDING 95.35 ACRES OF LAND INTO THREE PARCELS TO FACILITATE THE DEVELOPMENT OF TWO INDUSTRIAL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") filed an Application for the approval of Tentative Parcel Map No. 20147, File No. PMTT21-010, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 95.35 acres of land generally located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way within the Toyota Ontario Business Park Specific Plan, and is presently partially improved with a warehouse and distribution facility; and

WHEREAS, the properties to the north are within the California Commerce Center Specific Plan zoning district and are developed with warehouse and commercial uses. The properties to the south are within the Entratter Industrial Specific Plan and the IG (General Industrial) zoning district and are developed with warehouse uses. The land to the east is the Interstate 15 freeway. The properties to the west are within the California Commerce Center Specific Plan and are developed with light industrial and business park uses; and

WHEREAS, The Applicant is proposing to subdivide the Project site into three parcels. Parcel 1 will be 81.67 acres in size and encompass the area already developed with the Toyota warehouse and distribution facility, Toyota Way (private street), and existing landscaped areas. Parcel 2 is the northwest parcel, occupying the corner of Milliken Avenue and Jurupa Street, and will be 8.24 acres in size. Parcel 3 is located to the south of Parcel 2 and located at the northeast corner of Milliken Avenue and Toyota Way, encompassing 3.79 acres of land. Parcels 2 and 3 comprise the existing vacant land in the northwest portion of the Project site; and

WHEREAS, the lot sizes proposed by Tentative Parcel Map No. 20147 exceed the one-acre minimum lot size required by the Toyota Ontario Business Park Specific Plan; and

WHEREAS, Tentative Parcel Map No. 20147 was filed in conjunction with a Development Plan, File No. PDEV21-018, to construct two industrial warehouse buildings totaling 168,772 square feet on Parcels 2 and 3; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to analyze possible environmental impacts; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 10, 2021, and December 17, 2021, the Planning Department sent public hearing notices to property owners within 300 feet of the project site via first class mail and to Supporters Alliance for Environmental Responsibility (hereinafter referred to as "Appellant") via email, respectively, informing the recipient of the Project's upcoming public hearing; and

WHEREAS, on December 20, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision Nos. DAB21-060, recommending that the Planning Commission approve the Project; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the use of an EIR Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-087, approving the Project; and

WHEREAS, on December 30, 2021, the Appellant submitted an Appeal, through email, of the Planning Commission's decision to approve File No. PMTT21-010; and

WHEREAS, the Ontario Development Code, Division 2.01 (Appeals), Sections 2.01.010.B.1 and B.2, state that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement.

WHEREAS, the City Council is the Appeal Authority for Planning Commission decisions; and

WHEREAS, the basis of the Appellant's appeal is a statement that the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project fails to comply with the California Environmental Quality Act; and

WHEREAS, the Appellant did not provide any facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority; and

WHEREAS, the Appellant failed to raise their concerns during the public hearing or provide written notice of their concerns prior to the public hearing and therefore the City Council cannot consider the appeal statement; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on March 15, 2022, the City Council of the City of Ontario conducted a hearing to consider the Appeal, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2. ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the EIR Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt.

SECTION 3. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted

Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 4, above, the City Council hereby concludes as follows:

(1) ***The proposed Tentative Parcel Map is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable area and specific plans, and planned unit developments.*** The proposed Tentative Parcel Map is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The proposed subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will contribute to the establishment of "[a] dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses" (Goal CD1). Furthermore, the project will promote the City's policy to "take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods" (Policy CD1-1 *City Identity*).

(2) ***The design or improvement of the proposed Tentative Parcel Map is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, and applicable specific plans and planned unit developments.*** The proposed Tentative Parcel Map is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The proposed design or improvement of the subdivision is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan, as the project will provide "[a] high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct (Goal CD2). Furthermore, the project will promote the City's policy to "collaborate with the development community to design and build neighborhoods, streetscapes, sites,

outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques" (Policy CD2-7 *Sustainability*).

(3) ***The site is physically suitable for the type of development proposed.*** The project site meets the minimum lot area and dimensions of the Toyota Ontario Business Park Specific Plan zoning district, and is physically suitable for the type of industrial development proposed in terms of zoning, land use and development activity proposed, and existing and proposed site conditions.

(4) ***The site is physically suitable for the density/intensity of development proposed.*** The project site is proposed for industrial development at a floor-area ratio ranging from 0.23 to 0.33. The project site meets the minimum lot area and dimensions of the Toyota Ontario Business Park Specific Plan zoning district, and is physically suitable for this proposed density / intensity of development.

(5) ***The design of the subdivision or the proposed improvements thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.*** The project site is not located in an area that has been identified as containing species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service, nor does the site contain any riparian habitat or other sensitive natural community, and no wetland habitat is present on site; therefore, the design of the subdivision, or improvements proposed thereon, are not likely to cause substantial environmental damage, or substantially and avoidably injure fish or wildlife, or their habitat.

(6) ***The design of the subdivision, or the type of improvements thereon, are not likely to cause serious public health problems.*** The design of the proposed subdivision, and the industrial improvements existing or proposed on the project site, are not likely to cause serious public health problems, as the project is not anticipated to involve the transport, use, or disposal of hazardous materials during either construction or project implementation, include the use of hazardous materials or volatile fuels, nor are there any known stationary commercial or industrial land uses within close proximity to the subject site that use/store hazardous materials to the extent that they would pose a significant hazard to visitors or occupants to the project site.

(7) ***The design of the subdivision, or the type of improvements thereon, will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision.*** The proposed subdivision has provided for all necessary public easements and dedications for access through, or use of property within, the proposed subdivision. Furthermore, all such public easements and dedications have been designed pursuant to: (a) the requirements of the Policy Plan component of The Ontario Plan and applicable area plans; (b) applicable specific plans or planned unit developments; (c) applicable provisions of the City of Ontario Development Code; (d) applicable master plans and design guidelines of the City; and (e) applicable Standard Drawings of the City.

(8) ***The Ontario Development Code specifies the Appeal process and requirements for filing an appeal.*** The Ontario Development Code requires that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement.

(9) ***The submitted Appeal does not include specific grounds for the appeal and the relief requested from the Appeal Authority.*** The submitted Appeal did not provide any specific facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority.

(10) ***The Appeal assertion that the Project Addendum fails to comply with the California Environmental Quality Act was not raised during the public hearing.*** The Appellant failed to raise their concerns regarding the Project Addendum compliance with the California Environmental Quality Act during the public hearing or provide written notice of their concerns prior to the public hearing.

SECTION 6. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby UPHOLDS THE PLANNING COMMISSION'S PREVIOUS ACTION ON THE PROJECT AND DENIES THE APPEAL, and based upon the entire record of proceedings before it and all information received, hereby approves the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 6. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____

PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

**ATTACHMENT A:**

**File No. PMTT21-010 (TPM 20147)**
**Departmental Conditions of Approval**

*(Document follows this page)*

CITY OF ONTARIO PLANNING DEPARTMENT

# LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 11/18/2021

**File No:** PMTT21-010

**Related Files:** PDEV21-018

**Project Description:** A Parcel Map to subdivide 95.35 acres of land into three parcels to facilitate the construction of two industrial buildings on land located at 1425 South Toyota Way, on the southeast corner of Jurupa Street and Milliken Avenue, within the Industrial Mixed use and Warehouse/Distribution land use districts of the Toyota Ontario Business Park Specific Plan; (APN: 0238-121-75) **submitted by MIG, Inc.**

**Prepared By:** Edmelynne V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** Tentative Parcel Map approval shall become null and void 2 years following the effective date of application approval, unless the final parcel map has been recorded, or a time extension has been approved by the Planning Commission pursuant to Development Code Section 2.02.025 (Time Limits and Extensions). This Permit does not supersede any individual time limits specified herein for performance of specific conditions or improvements.

**2.2** Subdivision Map.

**(a)** The Final Parcel Map shall be in conformance with the approved Tentative Parcel Map on file with the City. Variations rom the approved Tentative Parcel Map may be reviewed and approved by the Planning Department. A substantial variation from the approved Tentative Parcel Map may require review and approval by the Planning Commission, as determined by the Planning Director.

**(b)** Tentative Parcel Map approval shall be subject to all conditions, requirements and recommendations from all other departments/agencies provided on the attached reports/memorandums.

**(c)** Pursuant to California Government Section 66474.9, the subdivider agrees that it will defend, indemnify, and hold harmless the City of Ontario or its agents, officers and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer of this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Ontario shall promptly notify the subdivider of any such claim, action or proceeding and the City of Ontario shall cooperate fully in the defense.

**2.3** General Requirements. The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.4** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

**(c)** CC&Rs shall ensure reciprocal parking and access between parcels.

**(d)** CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;
**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines

of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

**(iii)** Shared parking facilities and access drives; and

**(iv)** Utility and drainage easements.

**(e)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(f)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(g)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.5** Environmental Review.

**(a)** The environmental impacts of this project were reviewed in conjunction with an **Addendum to The Ontario Plan Environmental Impact Report** (State Clearinghouse No. 2008101140). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

**(b)** If human remains are found during project grading/excavation/ construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.6** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.7** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

# CITY OF ONTARIO

## MEMORANDUM

TO:
Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang , IPA Department

FROM: Edmelynne Hutter, Senior Planner

**Revision #2**

DATE: October 07, 2021

SUBJECT: FILE #: PMTT21-010 Finance Acct#:

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The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.

☒ The plan does adequately address the departmental concerns at this time.

- ☐ No comments
- ☐ See previous report for Conditions
- ☐ Report attached (1 copy and email 1 copy)
- ☒ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

Landscape Planning Division — Department
[signature] — Signature
Landscape Planner — Title
10/26/21 — Date

# ENGINEERING DEPARTMENT
# CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

| | |
|---|---|
| ☒ **DEVELOPMENT PLAN**<br>☐ OTHER | ☒ **PARCEL MAP** ☐ TRACT MAP<br>☐ FOR CONDOMINIUM PURPOSES |
| **PROJECT FILE NO. PMTT21-010**<br>**RELATED FILE NO(S). PDEV21-018** | |
| ☒ **ORIGINAL** ☐ REVISED: __/__/__ | |

**CITY PROJECT ENGINEER & PHONE NO:** Michael Bhatanawin, P.E. (909) 395-2130

**CITY PROJECT PLANNER & PHONE NO:** Edmelynne Hutter (909) 395-2429

**DAB MEETING DATE:** December 20, 2021

**PROJECT NAME / DESCRIPTION:** PM-20147, a Tentative Parcel Map to subdivide 13.07 acres of land into three (3) parcels within the Office/R-D and Warehouse/Distribution land use districts of The Toyota Business Park Specific Plan

**LOCATION:** Southeast corner of Jurupa Street and Milliken Avenue

**APPLICANT:** MIG, Inc.

**REVIEWED BY:**

Raymond Lee 11/29/21

Raymond Lee, P.E.
Assistant City Engineer — Date

**APPROVED BY:**

11-30-21

Khoi Do, P.E.
City Engineer — Date

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

## 1. PRIOR TO PARCEL MAP APPROVAL, APPLICANT SHALL:

Check When Complete

☐ 1.01 Dedicate to the City of Ontario, the right-of-way, described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 1.02 Dedicate to the City of Ontario, the following easement(s): _____ ☐

_____

☐ 1.03 Restrict vehicular access to the site as follows: _____ ☐

☒ **1.04 Vacate the following street(s) and/or easement(s):** ☐

**A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**

☐ 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles. ☐

☒ **1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.** ☐

☐ 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at *http://tceplumecleanup.com/*), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at *http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.* ☐

☐ 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. ☐

(1) _____

(2) _____

☒ **1.09** **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.** ☐

☒ **1.10** **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.** ☐

☒ **1.11** **Provide a preliminary title report current to within 30 days.** ☐

☐ 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 1.13 Ontario Ranch Developments: ☐

☐ 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.

☐ 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).

☐ 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

☒ **1.14** **Other conditions:** ☐

**A. Provide private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across all parcels in favor of all parcels (as needed).**
**B. Provide a private access easement across Parcel 1/Toyota Way (private) in favor of Parcels 2 and 3 for ingress and access purposes.**

## 2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL**
**( Permits includes Grading, Building, Demolition and Encroachment )** ☐

☒ **2.01** **Record Parcel Map No. 20147 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**

☒ **2.02** **Submit a PDF of the recorded map to the City Engineer's office.** ☐

☐ 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per_____. ☐

☐ 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972. ☐

☐ 2.05 Apply for a: ☐

☐ Certificate of Compliance with a Record of Survey;

☐ Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six

months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);

☐ Make a Dedication of Easement.

☐ 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project. ☐

☐ 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at http://tceplumecleanup.com/), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658. ☐

☐ 2.08 Submit a soils/geology report. ☐

☐ 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: ☐

- ☐ State of California Department of Transportation (Caltrans)
- ☐ San Bernardino County Road Department (SBCRD)
- ☐ San Bernardino County Flood Control District (SBCFCD)
- ☐ Federal Emergency Management Agency (FEMA)
- ☐ Cucamonga Valley Water District (CVWD) for sewer/water service
- ☐ United States Army Corps of Engineers (USACE)
- ☐ California Department of Fish & Game
- ☐ Inland Empire Utilities Agency (IEUA)
- ☐ Other: _____

☐ 2.10 Dedicate to the City of Ontario the right-of-way described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 2.11 Dedicate to the City of Ontario the following easement(s):_____ ☐

_____

☐ 2.12 Vacate the following street(s) and/or easement(s): ☐

A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.

☐ 2.13 Ontario Ranch Developments: ☐

☐ 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

☐ 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary

use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

☐ 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.

☐ 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements. ☐

☒ **2.15 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.** ☐

☒ **2.16 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately $270,471, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.** ☐

☐ 2.17 Other conditions: _____ ☐

## B. PUBLIC IMPROVEMENTS
**(See attached Exhibit 'A' for plan check submittal requirements.)**

☒ **2.17 Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):**

| Improvement | Jurupa Street | Milliken Avenue | Street 3 | Street 4 |
|---|---|---|---|---|
| Curb and Gutter | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace |
| AC Pavement | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions |
| PCC Pavement (Truck Route Only) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Drive Approach** | ☐ New<br>☐ Remove and replace | ☒ **New**<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Sidewalk | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| ADA Access Ramp | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Parkway | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) |
| Raised Landscaped Median | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Fire Hydrant | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |

| | | | | |
|---|---|---|---|---|
| Sewer (see Sec. 2.C) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Water (see Sec. 2.D)** | ☐ Main<br>☒ **Service** | ☐ Main<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| **Recycled Water (see Sec. 2.E)** | ☐ Main<br>☐ Service | ☒ **Main (A)**<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| Traffic Signal System (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Traffic Signing and Striping (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Street Light (see Sec. 2.F)** | ☒ **Upgrade**<br>☐ Relocation | ☒ **Upgrade**<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |
| Bus Stop Pad or Turn-out (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Storm Drain (see Sec. 2G) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Fiber Optics (see Sec. 2K)** | ☒ **Conduit / Appurtenances** | ☒ **Conduit / Appurtenances** | ☐ Conduit / Appurtenances | ☐ Conduit / Appurtenances |
| Overhead Utilities | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate |
| Removal of Improvements | | | | |
| Other Improvements | | | | |

**Specific notes for improvements listed in item no. 2.17, above:**

**A. For longitudinal trenches over 150' in length, a minimum 10' wide, 2" grind and overlay is required per City Std. No. 1306. See COA 2.18 below.**
**B. All master planned utilities shall be designed and installed to the ultimate condition.**

☒ **2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):** ☐

- **Milliken Ave from Jurupa Street to Toyota Way. See recycled water main construction listed in COA 2.17 above.**

☐ 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. ☐

☐ 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide ☐ water service ☐ sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid. ☐

☐ 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code. ☐

☒ **2.22 Other conditions:** ☐

**A. Pay an in-lieu fee for PCC pavement installation at the following signalized intersections:**
**i. Jurupa Street & Toyota Way**
**ii. Jurupa Street & Milliken Avenue**
**iii. Toyota Way & Milliken Avenue**
**The fee will be based on an engineer's cost estimate that will be reviewed and approved by the City. The Applicant/Developer will be responsible for their fair share which is equivalent to 25% of the total cost.**

## C. SEWER

☒ **2.23 A 18 inch sewer main is available for connection by this project in Milliken Ave. (Ref: Sewer plan bar code: S10006)** ☐

☐ 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer. ☐

☒ **2.26 Other conditions:** ☐

**A. Sewer Monitoring Manhole: Each building is to have its own monitoring manhole, on private property, immediately back of the property line.**

## D. WATER

☒ **2.27 A 16 inch water main is available for connection by this project in Jurupa St and Milliken Ave. (Ref: Water plan bar code: W11713, W10016)** ☐

☐ 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.29 Other conditions: _____ ☐

## E. RECYCLED WATER

☒ **2.30 A 8 inch recycled water main is available for connection by this project in Jurupa St. (Ref: Recycled Water plan bar code: P10294)** ☐

☒ **2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.** ☐

☐ 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant. ☐

☒ **2.33** **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.** ☐

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.**

☒ **2.34** **Other conditions:** ☐

**A. Recycled Water Main Extension: Extend by constructing a recycled water main from the intersection of Milliken Avenue and Jurupa Street, south to serve Building A and B, specifically Building B with recycled water.**

## F. TRAFFIC / TRANSPORTATION

☐ 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: ☐
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

☐ 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877. ☐

☒ **2.37** **Other conditions:** ☐

**A. Replace any existing street light fixtures project frontages of Milliken Avenue and Jurupa Street with the current City approved LED equivalent fixture per the Traffic and Transportation Design Guidelines**
**B. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
**C. Provide reciprocal access with the between the project site and all other adjacent properties.**
**D. Design and construct proposed driveway in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway along Milliken Avenue.**

## G. DRAINAGE / HYDROLOGY

☐ 2.38 A _____inch storm drain main is available to accept flows from this project in _____. ☐
(Ref: Storm Drain plan bar code:_____)

☐ 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. ☐

☐ 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. ☐

☒ **2.41** **Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.** ☐

☐ 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. ☐

☐ 2.43 Other conditions: _____ ☐

## H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

☐ 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130. ☐

☒ **2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: http://www.sbcounty.gov/dpw/land/npdes.asp.** ☐

☐ 2.46 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning. ☐

☐ 2.47 Other conditions: _____ ☐

## J. SPECIAL DISTRICTS

☐ 2.48 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 2.49 Other conditions: _____ ☐

## K. FIBER OPTIC

☐ 2.50 A _____ fiber optic line is available for connection by this project in _____. (Ref: Fiber Optic plan bar code:_____) ☐

☒ **2.51 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole located at the southeast corner of Jurupa St and Milliken Ave. Limits of work are generally located along the project frontages of Jurupa St and Milliken Ave.** ☐

☒ **2.52** **Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.** ☐

## L. INTEGRATED WASTE

☒ **2.53** **Onsite solid waste shall be designed in accordance with the City's Refuse & Recycling Planning Manual located at:** ☐

**https://www.ontarioca.gov/OMUC/IntegratedWaste**

☒ **2.54** **Other conditions:** ☐

**A. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB341 and AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes. Additional information can be obtained at through the City website at https://www.ontarioca.gov/IntegratedWaste:**

**B. Three 4-CY Bins Trash Enclosure: Each trash enclosure is to have three 4-cy bins with their respective gate, and a solid roof.**

**C. Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, revised as stated directly above and submit Final SWHP and be submitted with the Precise Grading Plan for review and approval of the Integrated Waste Department.**

**D. Integrated Waste Management Report (IWMR): Prior to approval of the Precise Grading Plan, submit to OMUC for review and approval, an Integrated Waste Management Report (IWMR) that complies with the IWMR Requirements.**

## 3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

☒ **3.01** **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.** ☐

☒ **3.02** **Complete all requirements for recycled water usage.** ☐

**☒ 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**

**☒ 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**

**☒ 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**

☒ **3.03** **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.** ☐

☐ 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals. ☐

☒ **3.05** **Confirm payment of all Development Impact Fees (DIF) to the Building Department.** ☐

☒ **3.06** **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).** ☐

## 4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

| | | | |
|---|---|---|---|
| ☒ | 4.01 | **Complete all Conditions of Approval listed under Sections 1-3 above.** | ☐ |
| ☒ | 4.02 | **Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.** | ☐ |
| ☒ | 4.03 | **The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.** | ☐ |
| ☒ | 4.04 | **Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.** | ☐ |

**EXHIBIT 'A'**

## ENGINEERING DEPARTMENT
## First Plan Check Submittal Checklist

**Project Number: PMTT21-010, PDEV21-018, and/or Parcel Map No. 20147**

**The following items are required to be included with the first plan check submittal:**

1. ☒ **A copy of this check list**
2. ☒ **Payment of fee for Plan Checking**
3. ☒ **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. ☒ **One (1) copy of project Conditions of Approval**
5. ☒ **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. ☒ **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. ☐ Three (3) sets of Public Street improvement plan with street cross-sections
8. ☐ Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. ☒ **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. ☐ Four (4) sets of Public Sewer improvement plan
11. ☐ Five (5) sets of Public Storm Drain improvement plan
12. ☒ **Three (3) sets of Public Street Light improvement plan**
13. ☐ Three (3) sets of Signing and Striping improvement plan
14. ☒ **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. ☒ **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. ☐ Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. ☒ **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. ☐ One (1) copy of Hydrology/Drainage study
19. ☒ **One (1) copy of Soils/Geology report**
20. ☒ **Payment for Parcel Map processing fee**

21. ☒ **Three (3) copies of Parcel Map**

22. ☒ **One (1) copy of approved Tentative Map**

23. ☒ **One (1) copy of Preliminary Title Report (current within 30 days)**

24. ☒ **One (1) copy of Traverse Closure Calculations**

25. ☒ **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

26. ☒ **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**

27. ☐ Other: _____

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**
**Planning Department**

**FROM:** **Mike Gerken, Deputy Fire Chief/Fire Marshal**
**Fire Department**

**DATE:** **May 24, 2021**

**SUBJECT:** **PMTT21-010 - A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.**

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☒ The plan **does** adequately address Fire Department requirements at this time.

☒ Standard Conditions of Approval apply, as stated below.

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**SITE AND BUILDING FEATURES:**

A. 2019 CBC Type of Construction: Type III-B

B. Type of Roof Materials: Panelized

C. Ground Floor Area(s): Building A = 113,067 Sq. Ft.
Building B = 48,205 Sq. Ft.

D. Number of Stories: 1 with Mezzanine

E. Total Square Footage: Building A = 118,067 Sq. Ft.
Building B = 50,705 Sq. Ft.

F. 2019 CBC Occupancy Classification(s): B/S1/F1

## CONDITIONS OF APPROVAL:

### 1.0 GENERAL

☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at www.ontarioca.gov/Fire/Prevention.

☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### 2.0 FIRE DEPARTMENT ACCESS

☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.

☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.

☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.

☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.

☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.

☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## 3.0 WATER SUPPLY

☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 3750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.

☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

## 4.0 FIRE PROTECTION SYSTEMS

☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

## 5.0 BUILDING CONSTRUCTION FEATURES

☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes

that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.

☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.

☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**

**FROM:** **Officer Bill Lee, Police Department**

**DATE:** **May 19, 2021**

**SUBJECT:** **PMTT21-010- A DEVELOPMENT PLAN TO CONSTRUCT TWO (2) INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET, LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE. RELATED FILE: PDEV21-018.**

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.

# AIRPORT LAND USE COMPATIBILITY PLANNING
## CONSISTENCY DETERMINATION REPORT

ONTARIO AIRPORT PLANNING

Project File No.: PDEV21-018& PMTT21-010

Address: SEC Jurupa Street & Milliken Avenue

APN: 0238-121-75

Existing Land Use: Vacant and Industrial Building

Proposed Land Use: Development Plan to construct 2 industrial buildings totaling 168,772 SF and Tentative Parcel Map to subdivide 13.07 acres into 3 parcels

Site Acreage: 13.07 Proposed Structure Height: 41 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelynne Hutter

Date: July 6, 2021

CD No.: 2021-030

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

| Safety | Noise Impact | Airspace Protection | Overflight Notification |
|---|---|---|---|
| ☐ Zone 1 | ☐ 75+ dB CNEL | ☐ High Terrain Zone | ☐ Avigation Easement Dedication |
| ☐ Zone 1A | ☐ 70 - 75 dB CNEL | ☑ FAA Notification Surfaces | ☑ Recorded Overflight Notification |
| ☐ Zone 2 | ☑ 65 - 70 dB CNEL | ☑ Airspace Obstruction Surfaces | ☐ Real Estate Transaction Disclosure |
| ☐ Zone 3 | ☑ 60 - 65 dB CNEL | ☑ Airspace Avigation Easement Area | |
| ☐ Zone 4 | | Allowable Height: 200 FT + | |
| ☐ Zone 5 | | | |

## The project is impacted by the following Chino ALUCP Safety Zones:

☐ Zone 1 ☐ Zone 2 ☐ Zone 3 ☐ Zone 4 ☐ Zone 5 ☐ Zone 6

Allowable Height: _____

## CONSISTENCY DETERMINATION

This proposed Project is: ○ Exempt from the ALUCP ◉ Consistent ○ Consistent with Conditions ○ Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: Lorena Mejia

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, DENYING THE APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE FILE NO. PDEV21-018, A DEVELOPMENT PLAN TO CONSTRUCT TWO INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS ON 13.07 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE, AT 1425 SOUTH TOYOTA WAY, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 0238-121-75.

WHEREAS, MIG, INC. (hereinafter referred to as "Applicant") filed an Application for the approval of a Development Plan, File No. PDEV21-018, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 13.07 acres of land generally located at the southeast corner of Jurupa Street and Milliken Avenue, at 1425 South Toyota Way within the Toyota Ontario Business Park Specific Plan zoning district, and is presently vacant; and

WHEREAS, the properties to the north are within the California Commerce Center Specific Plan zoning district and are developed with warehouse and commercial uses. The properties to the south are within the Entratter Industrial Specific Plan and the IG (General Industrial) zoning district and are developed with warehouse uses. The land to the east is the Interstate 15 freeway. The properties to the west are within the California Commerce Center Specific Plan and are developed with light industrial and business park uses; and

WHEREAS, the Applicant is proposing to construct two industrial buildings totaling 168,772 square feet, and associated site improvements, on the vacant land, at the northwest corner of the Specific Plan area; and

WHEREAS, the Application was submitted in conjunction with Tentative Parcel Map No. 20147, File No. PMTT21-010, to subdivide the Project site into three parcels to facilitate the development of the proposed Project with an industrial building on each vacant parcel (Parcels 2 and 3); and

WHEREAS, proposed Building A on Parcel 2 is the larger of the two new buildings, at a total of 118,067 square feet, and proposed Building B on Parcel 3 totals 50,705 square feet; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA") and an initial study has been prepared to analyze possible environmental impacts; and

WHEREAS, The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140) was certified on January 27, 2010, (hereinafter referred to as “Certified EIR”), in which development and use of the Project site was discussed; and

WHEREAS, the Planning Director of the City of Ontario prepared and approved for attachment to the certified Environmental Impact Report, an Addendum to the Certified EIR (hereinafter referred to as “EIR Addendum”) in accordance with the requirements of the California Environmental Quality Act of 1970, together with State and local guidelines implementing said Act, all as amended to date (collectively referred to as “CEQA”); and

WHEREAS, the environmental impacts of this project were thoroughly analyzed in the EIR Addendum, which concluded that implementation of the Project could result in a number of significant effects on the environment that were previously analyzed in the Certified EIR, and that the Certified EIR identified mitigation measures that would reduce each of those significant effects to a less-than-significant level; and

WHEREAS, the City's "Local Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act — Public Resources Code Section 21000 et seq. — (hereinafter referred to as "CEQA") and an EIR Addendum has been prepared to determine possible environmental impacts; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning Commission the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan (“ALUCP”), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on December 10, 2021, and December 17, 2021, the Planning Department sent public hearing notices to property owners within 300 feet of the project site via first class mail and to Supporters Alliance for Environmental Responsibility (hereinafter referred to as Appellant) via email, respectively, informing the recipient of the Project's upcoming public hearing; and

WHEREAS, on December 20, 2021, the Development Advisory Board of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Decision No. DAB21-061, recommending that the Planning Commission approve the Project; and

WHEREAS, on December 20, 2021, the Planning Commission of the City of Ontario conducted a hearing to consider the associated EIR Addendum and the Project, and concluded said hearing on that date, voting to issue Resolution No. PC21-088, approving the Project; and

WHEREAS, on December 30, 2021, the Appellant filed an Appeal, through email, of the Planning Commission's decision to approve File No. PDEV21-018; and

WHEREAS, the Ontario Development Code, Division 2.01 (Appeals), Sections 2.01.010.B.1 and B.2, state that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement; and

WHEREAS, the City Council is the Appeal Authority for Planning Commission decisions; and

WHEREAS, the basis of the Appellant's appeal is a statement that the Addendum to The Ontario Plan Environmental Impact Report prepared for the Project fails to comply with the California Environmental Quality Act; and

WHEREAS, the Appellant did not provide any facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority; and

WHEREAS, the Appellant failed to raise their concerns during the public hearing or provide written notice of their concerns prior to the public hearing and therefore the City Council cannot consider the appeal statement; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on March 15, 2022, the City Council of the City of Ontario conducted a hearing to consider the Appeal, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the Addendum, the initial study, and the administrative record for the Project, including all written and oral evidence provided during the comment period. Based upon the facts and information contained in the Addendum, the initial study, and the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The environmental impacts of the Project were reviewed in conjunction with an Addendum to The Ontario Plan Environmental Impact Report (State Clearinghouse No. 2008101140), certified by the Ontario City Council on January 27, 2010, in conjunction with File No. PGPA06-001; and

(2) The EIR Addendum and administrative record have been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(3) The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts; and

(4) All previously adopted mitigation measures shall be a condition of project approval, as they are applicable to the Project, and are incorporated herein by this reference; and

(5) The EIR Addendum contains a complete and accurate reporting of the environmental impacts associated with the Project, and reflects the independent judgment of the City Council; and

(6) There is no substantial evidence in the administrative record supporting a fair argument that the project may result in significant environmental impacts.

SECTION 2. ***Subsequent or Supplemental Environmental Review Not Required.*** Based on the EIR Addendum, all related information presented to the City Council, and the specific findings set forth in Section 1, above, the City Council finds that the preparation of a subsequent or supplemental Certified EIR is not required for the Project, as the Project:

(1) Does not constitute substantial changes to the Certified EIR that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

(2) Does not constitute substantial changes with respect to the circumstances under which the Certified EIR was prepared, that will require major revisions to the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

(3) Does not contain new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Certified EIR was certified/adopted, that shows any of the following:

(a) The Project will have one or more significant effects not discussed in the Certified EIR; or

(b) Significant effects previously examined will be substantially more severe than shown in the Certified EIR; or

(c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project, but the City declined to adopt such measures; or

(d) Mitigation measures or alternatives considerably different from those analyzed in the Certified EIR would substantially reduce one or more significant effects on the environment, but which the City declined to adopt

SECTION 3. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based upon the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 4. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2]

Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 5. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Sections 1 and 4, above, the City Council hereby concludes as follows:

(1) ***The proposed development at the proposed location is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Industrial land use district of the Policy Plan Land Use Map, and the Toyota Ontario Business Park Specific Plan zoning district. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed development is compatible with those on adjoining sites in relation to location of buildings, with particular attention to privacy, views, any physical constraint identified on the site and the characteristics of the area in which the site is located.*** The Project has been designed consistent with the requirements of the City of Ontario Development Code and the Toyota Ontario Business Park Specific Plan zoning district, including standards relative to the particular land use proposed (industrial), as-well-as building intensity, building and parking setbacks, building height, number of off-street parking and loading spaces, on-site and off-site landscaping, and fences, walls and obstructions.

(3) ***The proposed development will complement and/or improve upon the quality of existing development in the vicinity of the project and the minimum safeguards necessary to protect the public health, safety and general welfare have been required of the proposed project.*** The Development Advisory Board has required certain safeguards, and impose certain conditions of approval, which have been established to ensure that: [i] the purposes of the Toyota Ontario Business Park Specific Plan are maintained; [ii] the project will not endanger the public health, safety or general welfare; [iii] the project will not result in any significant environmental impacts; [iv] the project will be in harmony with the area in which it is located; and [v] the project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan, and the California Commerce Center Specific Plan.

(4) ***The proposed development is consistent with the development standards and design guidelines set forth in the Development Code, or applicable specific plan or planned unit development*****.** The proposed Project has been reviewed for consistency with the general development standards and guidelines of the Toyota Ontario Business Park Specific Plan that are applicable to the proposed Project, including building intensity, building and parking setbacks, building height, amount of off-street

parking and loading spaces, parking lot dimensions, design and landscaping, bicycle parking, on-site landscaping, and fences and walls, as-well-as those development standards and guidelines specifically related to the particular land use being proposed (industrial). As a result of this review, the Development Advisory Board has determined that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the development standards and guidelines described in the California Commerce Center Specific Plan.

(5) ***The Ontario Development Code specifies the Appeal process and requirements for filing an appeal.*** The Ontario Development Code requires that an appeal shall include a statement identifying the specific action or decision of the Approving Authority that is being appealed, the specific grounds for the appeal, and the relief requested from the Appeal Authority; and that an appeal of an action shall be limited to those matters raised during the hearing and contained in the appeal statement.

(6) ***The submitted Appeal does not include specific grounds for the appeal and the relief requested from the Appeal Authority.*** The submitted Appeal did not provide any specific facts or reasons to support their assertion that the Project Addendum fails to comply with the California Environmental Quality Act and did not include a relief request from the Appeal Authority.

(7) ***The Appeal assertion that the Project Addendum fails to comply with the California Environmental Quality Act was not raised during the public hearing.*** The Appellant failed to raise their concerns regarding the Project Addendum compliance with the California Environmental Quality Act during the public hearing or provide written notice of their concerns prior to the public hearing.

SECTION 6. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 5, above, the City Council hereby UPHOLDS THE PLANNING COMMISSION'S PREVIOUS ACTION ON THE PROJECT AND DENIES THE APPEAL, and based upon the entire record of proceedings before it and all information received, hereby approves the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 7. ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 8. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

The City Clerk shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of March 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. 2022- was duly passed and adopted by the City Council of the City of Ontario at their regular meeting held March 15, 2022, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

The foregoing is the original of Resolution No. 2022- duly passed and adopted by the Ontario City Council at their regular meeting held March 15, 2022.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

# File No. PDEV21-018
# Departmental Conditions of Approval

*(Document follows this page)*

# LAND DEVELOPMENT DIVISION CONDITIONS OF APPROVAL

CITY OF ONTARIO PLANNING DEPARTMENT
303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**Date Prepared:** 11/18/2021

**File No:** PDEV21-018

**Related Files:** PMTT21-010

**Project Description:** A Development Plan to construct two industrial buildings totaling 168,772 square feet on 13.07 acres of land located at 1425 South Toyota Way, on the southeast corner of Jurupa Street and Milliken Avenue, within the Industrial Mixed Use land use district of the Toyota Ontario Business Park Specific Plan; (APN: 0238-121-75) **submitted by MIG, Inc.**

**Prepared By:** Edmelynne V. Hutter, Senior Planner
Phone: 909.395.2429 (direct)
Email: ehutter@ontarioca.gov

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The Planning Department, Land Development Section, conditions of approval applicable to the above-described Project, are listed below. The Project shall comply with each condition of approval listed below:

**1.0 Standard Conditions of Approval.** The project shall comply with the *Standard Conditions for New Development*, adopted by City Council Resolution No. 2017-027 on April 18, 2017. A copy of the *Standard Conditions for New Development* may be obtained from the Planning Department or City Clerk/Records Management Department.

**2.0 Special Conditions of Approval.** In addition to the *Standard Conditions for New Development* identified in condition no. 1.0, above, the project shall comply with the following special conditions of approval:

**2.1** Time Limits.

**(a)** Development Plan approval shall become null and void 2 years following the effective date of application approval, unless a building permit is issued and construction is commenced, and diligently pursued toward completion, or a time extension has been approved by the Planning Director. This condition does not supersede any individual time limits specified herein, or any other departmental conditions of approval applicable to the Project, for the performance of specific conditions or improvements.

**2.2** General Requirements. The Project shall comply with the following general requirements:

**(a)** All construction documentation shall be coordinated for consistency, including, but not limited to, architectural, structural, mechanical, electrical, plumbing, landscape and irrigation, grading, utility and street improvement plans. All such plans shall be consistent with the approved entitlement plans on file with the Planning Department.

**(b)** The project site shall be developed in conformance with the approved plans on file with the City. Any variation from the approved plans must be reviewed and approved by the Planning Department prior to building permit issuance.

**(c)** The herein-listed conditions of approval from all City departments shall be included in the construction plan set for project, which shall be maintained on site during project construction.

**2.3** Architecture Treatment and Building Design.

**(a)** At locations where changes in parapet wall height meet, the taller parapet must return into the building for a minimum distance of 6 FT, so that the actual thickness of the parapet wall cannot be observed or readily discerned.

**(b)** Roof access ladders shall be located on the inside of the building.

**(c)** All building drainage gutters, downspouts, vents, etc., shall be completely concealed from public view or shall be architecturally compatible (decorative) with the exterior building design and color.

**2.4** Landscaping.

**(a)** The Project shall provide and continuously maintain landscaping and irrigation systems in compliance with the provisions of Ontario Development Code Division 6.05 (Landscaping).

**(b)** Comply with the conditions of approval of the Planning Department; Landscape Planning Division.

**(c)** Landscaping shall not be installed until the Landscape and Irrigation Construction Documentation Plans required by Ontario Development Code Division 6.05 (Landscaping) have been approved by the Landscape Planning Division.

**(d)** Changes to approved Landscape and Irrigation Construction Documentation Plans, which affect the character or quantity of the plant material or irrigation system design, shall be resubmitted for approval of the revision by the Landscape Planning Division, prior to the commencement of the changes.

**2.5** Walls and Fences. All Project walls and fences shall comply with the requirements of Ontario Development Code Division 6.02 (Walls, Fences and Obstructions).

**2.6** Parking, Circulation and Access.

**(a)** The Project shall comply with the applicable off-street parking, loading and lighting requirements of City of Ontario Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)** All drive approaches shall be provided with an enhanced pavement treatment. The enhanced paving shall extend from the back of the approach apron, into the site, to the first intersecting drive aisle or parking space.

**(c)** Areas provided to meet the City's parking requirements, including off-street parking and loading spaces, access drives, and maneuvering areas, shall not be used for the outdoor storage of materials and equipment, nor shall it be used for any other purpose than parking.

**(d)** The required number of off-street parking spaces and/or loading spaces shall be provided at the time of site and/or building occupancy. All parking and loading spaces shall be maintained in good condition for the duration of the building or use.

**(e)** Parking spaces specifically designated and conveniently located for use by the physically disabled shall be provided pursuant to current accessibility regulations contained in State law (CCR Title 24, Part 2, Chapters 2B71, and CVC Section 22507.8).

**(f)** Bicycle parking facilities, including bicycle racks, lockers, and other secure facilities, shall be provided in conjunction with development projects pursuant to current regulations contained in CALGreen (CAC Title 24, Part 11).

**2.7** Outdoor Loading and Storage Areas.

**(a)** Loading facilities shall be designed and constructed pursuant to Development Code Division 6.03 (Off-Street Parking and Loading).

**(b)** Areas designated for off-street parking, loading, and vehicular circulation and maneuvering, shall not be used for the outdoor storage of materials or equipment.

**(c)** Outdoor loading and storage areas, and loading doors, shall be screened from public view pursuant to the requirements of Development Code Paragraph 6.02.025.A.2 (Screening of Outdoor Loading and Storage Areas, and Loading Doors) Et Seq.

**(d)** Outdoor loading and storage areas shall be provided with gates that are view-obstructing by one of the following methods:

**(i)** Construct gates with a perforated metal sheet affixed to the inside of the gate surface (50 percent screen); or
**(ii)** Construct gates with minimum one-inch square tube steel pickets spaced at maximum 2-inches apart.

**(e)** The minimum gate height for screen wall openings shall be established based upon the corresponding wall height, as follows:

| ***Screen Wall Height*** | ***Minimum Gate Height*** |
|---|---|
| 14 feet: | 10 feet |
| 12 feet: | 9 feet |
| 10 feet: | 8 feet |

| | |
|---|---|
| 8 feet: | 8 feet |
| 6 feet: | 6 feet |

**2.8** Site Lighting.

**(a)** All off-street parking facilities shall be provided with nighttime security lighting pursuant to Ontario Municipal Code Section 4-11.08 (Special Residential Building Provisions) and Section 4-11.09 (Special Commercial/Industrial Building Provisions), designed to confine emitted light to the parking areas. Parking facilities shall be lighted from sunset until sunrise, daily, and shall be operated by a photocell switch.

**(b)** Unless intended as part of a master lighting program, no operation, activity, or lighting fixture shall create illumination on any adjacent property.

**2.9** Mechanical and Rooftop Equipment.

**(a)** All exterior roof-mounted mechanical, heating and air conditioning equipment, and all appurtenances thereto, shall be completely screened from public view by parapet walls or roof screens that are architecturally treated so as to be consistent with the building architecture.

**(b)** All ground-mounted utility equipment and structures, such as tanks, transformers, HVAC equipment, and backflow prevention devices, shall be located out of view from a public street, or adequately screened through the use of landscaping and/or decorative low garden walls.

**2.10** Security Standards. The Project shall comply with all applicable requirements of Ontario Municipal Code Title 4 (Public Safety), Chapter 11 (Security Standards for Buildings).

**2.11** Signs. All Project signage shall comply with the requirements of Ontario Development Code Division 8.1 (Sign Regulations).

**2.12** Sound Attenuation. The Project shall be constructed and operated in a manner so as not to exceed the maximum interior and exterior noised levels set forth in Ontario Municipal Code Title 5 (Public Welfare, Morals, and Conduct), Chapter 29 (Noise).

**2.13** Covenants, Conditions and Restrictions (CC&Rs)/Mutual Access and Maintenance Agreements.

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owners association and the CC&Rs shall be reviewed and approved by the City.

**(c)** CC&Rs shall ensure reciprocal parking and access between parcels.

**(d)** CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;
**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;
**(iii)** Shared parking facilities and access drives; and
**(iv)** Utility and drainage easements.

**(e)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(f)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(g)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

**2.14** Environmental Review.

**(a)** The environmental impacts of this project were reviewed in conjunction with an **Addendum to The Ontario Plan Environmental Impact Report** (State Clearinghouse No. 2008101140). This application introduces no new significant environmental impacts. The City's "Guidelines for the Implementation of the California Environmental Quality Act (CEQA)" provide for the use of a single environmental assessment in situations where the impacts of subsequent projects are adequately analyzed. This Application introduces no new significant environmental impacts. All previously adopted mitigation measures are a condition of project approval and are incorporated herein by this reference. All previously adopted mitigation measures shall be a condition of project approval, as they are applicable, and are incorporated herein by this reference.

**(b)** If human remains are found during project grading/excavation/ construction activities, the area shall not be disturbed until any required investigation is completed by the County Coroner and Native American consultation has been completed (if deemed applicable).

**(c)** If any archeological or paleontological resources are found during project grading/excavation/construction, the area shall not be disturbed until the significance of the resource is determined. If determined to be significant, the resource shall be recovered by a qualified archeologist or paleontologist consistent with current standards and guidelines, or other appropriate measures implemented.

**2.15** Indemnification. The applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding

against the City of Ontario or its agents, officers or employees to attack, set aside, void or annul any approval of the City of Ontario, whether by its City Council, Planning Commission or other authorized board or officer. The City of Ontario shall promptly notify the applicant of any such claim, action or proceeding, and the City of Ontario shall cooperate fully in the defense.

**2.16** Additional Fees.

**(a)** Within 5 days following final application approval, the Notice of Determination ("NOD") filing fee shall be provided to the Planning Department. The fee shall be paid by check, made payable to the "Clerk of the Board of Supervisors", which shall be forwarded to the San Bernardino County Clerk of the Board of Supervisors, along with all applicable environmental forms/notices, pursuant to the requirements of the California Environmental Quality Act ("CEQA"). Failure to provide said fee within the time specified may result in a 180-day extension to the statute of limitations for the filing of a CEQA lawsuit.

**(b)** After the Project's entitlement approval, and prior to issuance of final building permits, the Planning Department's Plan Check and Inspection fees shall be paid at the rate established by resolution of the City Council.

# CITY OF ONTARIO

## MEMORANDUM

TO:
Scott Murphy, Community Development Director
Rudy Zeledon, Planning Director (Copy of memo only)
Diane Ayala, Advanced Planning Division (Copy of memo only)
Charity Hernandez, Economic Development
Matt Montieth, Building Department
Raymond Lee, Engineering Department
Jamie Richardson, Landscape Planning Division
Dennis Mejia, Municipal Utility Company
Gabriel Gutierrez, Police Department
Mike Gerken, Deputy Fire Chief/Fire Marshal
Jay Bautista, T. E., Traffic/Transportation Manager
Lorena Mejia, Airport Planning
Eric Woosley, Engineering/NPDES
Angela Magana, Community Improvement (Copy of memo only)
Jimmy Chang , IPA Department

**Revision #2**

FROM: Edmelynne Hutter, Senior Planner

DATE: October 07, 2021

SUBJECT: FILE #: PDEV21-018 Finance Acct#:

The following project has been resubmitted for review. Please send one (1) copy and email one (1) copy of your DAB report to the Planning Department by .

**PROJECT DESCRIPTION:** A Development Plan to construct two (2) industrial buildings totaling 168,772 square feet on 13.07 acres of land located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PMTT21-010.

☒ The plan does adequately address the departmental concerns at this time.

- ☐ No comments
- ☐ See previous report for Conditions
- ☒ Report attached (1 copy and email 1 copy)
- ☒ Standard Conditions of Approval apply

☐ The plan does not adequately address the departmental concerns.

- ☐ The conditions contained in the attached report must be met prior to scheduling for Development Advisory Board.

| Department | Signature | Title | Date |
|---|---|---|---|
| Landscape Planning Division | | Landscape Planner | 10/6/21 |

# CITY OF ONTARIO
## LANDSCAPE PLANNING DIVISION
**303 East "B" Street, Ontario, CA 91764**

## CONDITIONS OF APPROVAL

**Sign Off**

| | |
|---|---|
| Jamie Richardson, Sr. Landscape Planner | 10/6/21 Date |

| | |
|---|---|
| Reviewer's Name: **Jamie Richardson, Sr. Landscape Planner** | Phone: **(909) 395-2615** |
| D.A.B. File No.: PDEV21-018 | Case Planner: Edmelynne Hutter |

Project Name and Location:

Toyota Business Center – 2 Industrial Buildings
S/W corner of Milliken Ave and Jurupa Street

Applicant/Representative:

MIG, Inc. – Pamela Steele
1650 Spruce Street, Suite 106
Riverside, CA 92614

| | |
|---|---|
| ☒ | **Preliminary Plans (dated 6/12/21) meets the Standard Conditions for New Development and have been approved with the consideration that the following conditions below be met upon submittal of the landscape construction documents.** |
| ☐ | **Preliminary Plans (dated) have not been approved. Corrections noted below are required prior to Preliminary Landscape Plan approval.** |

**A RESPONSE SHEET IS REQUIRED WITH RESUBMITTAL OR PLANS WILL BE RETURNED AS INCOMPLETE.**
**Landscape construction plans with plan check number may be emailed to: landscapeplancheck@ontarioca.gov**
**DIGITAL SUBMITTALS MUST BE 10MB OR LESS.**

Civil/ Site Plans

1. Provide an arborist report and tree inventory for existing trees include genus, species, trunk diameter, canopy width and condition. Show and note existing trees in good condition to remain and note trees proposed to be removed. Include existing trees within 15' of adjacent property that would be affected by new walls, footings or on-site tree planting. Add tree protection notes on construction and demo plans to protect trees to remain. Replacement and mitigation for removed trees shall be equal to trunk diameter of heritage trees removed per the Development Code Tree Preservation Policy and Protection Measures, section 6.05.020.
2. Locate the employee break areas in an open area near the building rather than the parking lot.
3. Stormwater infiltration devices located in landscape areas shall be reviewed and plans approved by the Landscape Planning Division prior to permit issuance. Any stormwater devices in parkway areas shall not displace street trees.
4. Show transformers set back 5' from paving all sides. Coordinate with landscape plans.
5. Show backflow devices set back 4' from paving all sides. Locate on level grade
6. Civil Plans: Note for compaction to be no greater than 85% at landscape areas. All finished grades at 1 ½" below finished surfaces. Slopes to be maximum 3:1.
7. Dimension all planters to have a minimum 5' wide inside dimension.
8. Dimension, show and call out for step-outs at parking spaces adjacent to planters; a 12" wide monolithic concrete curb, DG paving or pavers with edging.
9. Show outdoor employee break area with table or bench and shade trees on the south and west sides.
10. Add Note to Grading Plans: Landscape areas where compaction has occurred due to grading

activities and where trees or stormwater infiltration areas are located shall be loosened by soil fracturing. For trees, a 12'x12'x18" deep area; for stormwater infiltration, the entire area shall be loosened. Add the following information on the plans: The backhoe method of soil fracturing shall be used to break up compaction. A 4" layer of Compost is spread over the soil surface before fracturing is begun. The backhoe shall dig into the soil lifting and then drop the soil immediately back into the hole. The bucket then moves to the adjacent soil and repeats. The Compost falls into the spaces between the soil chunks created. Fracturing shall leave the soil surface quite rough with large soil clods. These must be broken by additional tilling. Tilling in more Compost to the surface after fracturing per the soil report will help create an A horizon soil. Imported or reused Topsoil can be added on top of the fractured soil as needed for grading. The Landscape Architect shall be present during this process and provide certification of the soil fracturing. For additional reference, see Urban Tree Foundation – Planting Soil Specifications.

Landscape Plans

11. Provide an arborist report and tree inventory as noted in #1.
12. Locate the employee break areas in an open area near the building rather than the parking lot.
13. Quercus agrifolia shall be planted in planter spaces greater than 8' wide; use Quercus ilex in planter 5' wide.
14. Show backflow devices with 36" high strappy leaf shrub screening and trash enclosures and transformers, a 4'-5' high evergreen hedge screening. Do not encircle utility, show as masses and duplicate masses in other locations on regular intervals.
15. Locate light standards, fire hydrants, water and sewer lines to not conflict with required tree locations. Coordinate civil plans with landscape plans
16. Show all utilities on the landscape plans. Coordinate so utilities are clear of tree locations.
17. Detail irrigation dripline outside of mulched root zone.
18. Show minimum on-site tree sizes per the Landscape Development standards, see the Landscape Planning website. 5% 48" box, 10% 36 box, 30% 24" box, 55% 15 gallon.
19. After a project's entitlement approval, the applicant shall pay all applicable fees for landscape plan check and inspections at a rate established by resolution of the City Council.
20. Landscape construction plans with building permit number for plan check may be emailed to: landscapeplancheck@ontarioca.gov

CITY OF ONTARIO

# ENGINEERING DEPARTMENT CONDITIONS OF APPROVAL

(Engineering Services Division [Land Development Section and Environmental Section], Traffic & Transportation Division, Ontario Municipal Utilities Company and Broadband Operations & Investment and Revenue Resources Department Conditions incorporated)

| | |
|---|---|
| ☒ **DEVELOPMENT PLAN**<br>☐ OTHER | ☒ **PARCEL MAP** ☐ TRACT MAP<br>☐ FOR CONDOMINIUM PURPOSES |
| **PROJECT FILE NO. PMTT21-010**<br>**RELATED FILE NO(S). PDEV21-018** | |
| ☒ **ORIGINAL** ☐ REVISED: __/__/__ | |

| | |
|---|---|
| **CITY PROJECT ENGINEER & PHONE NO:** | **Michael Bhatanawin, P.E. (909) 395-2130** |
| **CITY PROJECT PLANNER & PHONE NO:** | **Edmelynne Hutter (909) 395-2429** |
| **DAB MEETING DATE:** | **December 20, 2021** |
| **PROJECT NAME / DESCRIPTION:** | **PM-20147, a Tentative Parcel Map to subdivide 13.07 acres of land into three (3) parcels within the Office/R-D and Warehouse/Distribution land use districts of The Toyota Business Park Specific Plan** |
| **LOCATION:** | **Southeast corner of Jurupa Street and Milliken Avenue** |
| **APPLICANT:** | **MIG, Inc.** |
| **REVIEWED BY:** | Raymond Lee 11/29/21<br>**Raymond Lee, P.E.** **Date**<br>**Assistant City Engineer** |
| **APPROVED BY:** | 11-30-21<br>**Khoi Do, P.E.** **Date**<br>**City Engineer** |

Last Revised: 11/24/2021

**THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE GENERAL STANDARD CONDITIONS OF APPROVAL ADOPTED BY THE CITY COUNCIL (RESOLUTION NO. 2017-027) AND THE PROJECT SPECIFIC CONDITIONS OF APPROVAL SPECIFIED IN HEREIN. ONLY APPLICABLE CONDITIONS OF APPROVAL ARE CHECKED. THE APPLICANT SHALL BE RESPONSIBLE FOR THE COMPLETION OF ALL APPLICABLE CONDITIONS OF APPROVAL PRIOR TO PARCEL MAP APPROVAL, ISSUANCE OF PERMITS AND/OR OCCUPANCY CLEARANCE, AS SPECIFIED IN THIS REPORT.**

## 1. PRIOR TO PARCEL MAP APPROVAL, APPLICANT SHALL:

Check When Complete

☐ 1.01 Dedicate to the City of Ontario, the right-of-way, described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 1.02 Dedicate to the City of Ontario, the following easement(s): _____ ☐

_____

☐ 1.03 Restrict vehicular access to the site as follows: _____ ☐

☒ **1.04 Vacate the following street(s) and/or easement(s):** ☐

**A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.**

☐ 1.05 Submit a copy of a recorded private reciprocal use agreement or easement. The agreement or easement shall ensure, at a minimum, common ingress and egress and joint maintenance of all common access areas and drive aisles. ☐

☒ **1.06 Provide (original document) Covenants, Conditions and Restrictions (CC&Rs) as applicable to the project and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&Rs shall provide for, but not be limited to, common ingress and egress, joint maintenance responsibility for all common access improvements, common facilities, parking areas, utilities, median and landscaping improvements and drive approaches, in addition to maintenance requirements established in the Water Quality Management Plan (WQMP), as applicable to the project. The CC&Rs shall also address the maintenance and repair responsibility for public improvements/utilities (sewer, water, storm drain, recycled water, etc.) located within open space/easements. In the event of any maintenance or repair of these facilities, the City shall only restore disturbed areas to current City Standards.** ☐

☐ 1.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at *http://tceplumecleanup.com/*), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at *http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658.* ☐

☐ 1.08 File an application for Reapportionment of Assessment, together with payment of a reapportionment processing fee, for each existing assessment district listed below. Contact the Financial Services Department at (909) 395-2124 regarding this requirement. ☐

(1) _____

(2) _____

☒ **1.09** **Prepare a fully executed Subdivision Agreement (on City approved format and forms) with accompanying security as required, or complete all public improvements.** ☐

☒ **1.10** **Provide a monument bond (i.e. cash deposit) in an amount calculated by the City's approved cost estimate spreadsheet (available for download on the City's website: www.ci.ontario.ca.us) or as specified in writing by the applicant's Registered Engineer or Licensed Land Surveyor of Record and approved by the City Engineer, whichever is greater.** ☐

☒ **1.11** **Provide a preliminary title report current to within 30 days.** ☐

☐ 1.12 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 1.13 Ontario Ranch Developments: ☐

☐ 1) Provide evidence of final cancellation of Williamson Act contracts associated with this tract, prior to approval of any final subdivision map. Cancellation of contracts shall have been approved by the City Council.

☐ 2) Provide evidence of sufficient storm water capacity availability equivalents (Certificate of Storm Water Treatment Equivalents).

☐ 3) Provide evidence of sufficient water availability equivalents (Certificate of Net MDD Availability).

☒ **1.14** **Other conditions:** ☐

**A. Provide private easements for utilities, cross lot drainage, blanket emergency access and reciprocal access across all parcels in favor of all parcels (as needed).**
**B. Provide a private access easement across Parcel 1/Toyota Way (private) in favor of Parcels 2 and 3 for ingress and access purposes.**

## 2. PRIOR TO ISSUANCE OF ANY PERMITS, APPLICANT SHALL:

**A. GENERAL**
**( Permits includes Grading, Building, Demolition and Encroachment )** ☐

☒ **2.01** **Record Parcel Map No. 20147 pursuant to the Subdivision Map Act and in accordance with the City of Ontario Municipal Code.**

☒ **2.02** **Submit a PDF of the recorded map to the City Engineer's office.** ☐

☐ 2.03 Note that the subject parcel is a recognized parcel in the City of Ontario per_____. ☐

☐ 2.04 Note that the subject parcel is an 'unrecognized' parcel in the City of Ontario and shall require a Certificate of Compliance to be processed unless a deed is provided confirming the existence of the parcel prior to the date of March 4, 1972. ☐

☐ 2.05 Apply for a: ☐

☐ Certificate of Compliance with a Record of Survey;

☐ Lot Line Adjustment (Record a Conforming Deed with the County of San Bernardino within six

months of the recordation of the Lot Line Adjustment to conform the new LLA legal description. Submit a copy of the recorded Conforming Deed to the Engineering Department.);

☐ Make a Dedication of Easement.

☐ 2.06 Provide (original document) Covenants, Conditions and Restrictions (CC&R's), as applicable to the project, and as approved by the City Attorney and the Engineering and Planning Departments, ready for recordation with the County of San Bernardino. The CC&R's shall provide for, but not be limited to, common ingress and egress, joint maintenance of all common access improvements, common facilities, parking areas, utilities and drive approaches in addition to maintenance requirements established in the Water Quality Management Plan ( WQMP), as applicable to the project. ☐

☐ 2.07 For all development occurring south of the Pomona Freeway (60-Freeway) and within the specified boundary limits (per Boundary Map found at http://tceplumecleanup.com/), the property developer/owner is made aware of the South Archibald Trichloroethylene (TCE) Plume "Disclosure Letter". Property owner may wish to provide this Letter as part of the Real Estate Transfer Disclosure requirements under California Civil Code Section 1102 et seq. This may include notifications in the Covenants, Conditions and Restrictions (CC&Rs) or other documents related to property transfer and disclosures. Additional information on the plume is available from the Santa Ana Regional Water Quality Control Board at http://geotracker.waterboards.ca.gov/profile_report?global_id=T10000004658. ☐

☐ 2.08 Submit a soils/geology report. ☐

☐ 2.09 Other Agency Permit/Approval: Submit a copy of the approved permit and/or other form of approval of the project from the following agency or agencies: ☐

- ☐ State of California Department of Transportation (Caltrans)
- ☐ San Bernardino County Road Department (SBCRD)
- ☐ San Bernardino County Flood Control District (SBCFCD)
- ☐ Federal Emergency Management Agency (FEMA)
- ☐ Cucamonga Valley Water District (CVWD) for sewer/water service
- ☐ United States Army Corps of Engineers (USACE)
- ☐ California Department of Fish & Game
- ☐ Inland Empire Utilities Agency (IEUA)
- ☐ Other: _____

☐ 2.10 Dedicate to the City of Ontario the right-of-way described below: ☐

_____ feet on _____

Property line corner 'cut-back' required at the intersection of _____ and _____.

☐ 2.11 Dedicate to the City of Ontario the following easement(s):_____ ☐

_____

☐ 2.12 Vacate the following street(s) and/or easement(s): ☐

A. All interfering on-site easements shall be quitclaimed, vacated, and/or submit non-interference letter from affected owner/utility company.

☐ 2.13 Ontario Ranch Developments: ☐

☐ 1) Submit a copy of the permit from the San Bernardino County Health Department to the Engineering Department and the Ontario Municipal Utilities Company (OMUC) for the destruction/abandonment of the on-site water well. The well shall be destroyed/abandoned in accordance with the San Bernardino County Health Department guidelines.

☐ 2) Make a formal request to the City of Ontario Engineering Department for the proposed temporary

use of an existing agricultural water well for purposes other than agriculture, such as grading, dust control, etc. Upon approval, the Applicant shall enter into an agreement with the City of Ontario and pay any applicable fees as set forth by said agreement.

☐ 3) Design proposed retaining walls to retain up to a maximum of three (3) feet of earth. In no case shall a wall exceed an overall height of nine (9) feet (i.e. maximum 6-foot high wall on top of a maximum 3-foot high retaining wall.

☐ 2.14 Submit a security deposit to the Engineering Department to guarantee construction of the public improvements required herein valued at _____% of the approved construction cost estimate. Security deposit shall be in accordance with the City of Ontario Municipal Code. Security deposit will be eligible for release, in accordance with City procedure, upon completion and acceptance of said public improvements. ☐

☒ **2.15 The applicant/developer shall submit all necessary survey documents prepared by a Licensed Surveyor registered in the State of California detailing all existing survey monuments in and around the project site. These documents are to be reviewed and approved by the City Survey Office.** ☐

☒ **2.16 Pay all Development Impact Fees (DIF) to the Building Department. Storm Drain Development Impact Fee, approximately $270,471, shall be paid to the Building Department. Final fee shall be determined based on the approved site plan.** ☐

☐ 2.17 Other conditions: _____ ☐

## B. PUBLIC IMPROVEMENTS
**(See attached Exhibit 'A' for plan check submittal requirements.)**

☒ 2.17 **Design and construct full public improvements in accordance with the City of Ontario Municipal Code, current City standards and specifications, master plans and the adopted specific plan for the area, if any. These public improvements shall include, but not be limited to, the following (checked boxes):**

| Improvement | Jurupa Street | Milliken Avenue | Street 3 | Street 4 |
|---|---|---|---|---|
| Curb and Gutter | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace | ☐ New; ___ ft. from C/L<br>☐ Replace damaged<br>☐ Remove and replace |
| AC Pavement | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions | ☐ Replacement<br>☐ Widen ____ additional feet along frontage, including pavm't transitions |
| PCC Pavement (Truck Route Only) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Drive Approach** | ☐ New<br>☐ Remove and replace | ☒ **New**<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Sidewalk | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| ADA Access Ramp | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Parkway | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) | ☐ Trees<br>☐ Landscaping (w/irrigation) |
| Raised Landscaped Median | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace | ☐ New<br>☐ Remove and replace |
| Fire Hydrant | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |

| | | | | |
|---|---|---|---|---|
| Sewer (see Sec. 2.C) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Water (see Sec. 2.D)** | ☐ Main<br>☒ **Service** | ☐ Main<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| **Recycled Water (see Sec. 2.E)** | ☐ Main<br>☐ Service | ☒ **Main (A)**<br>☒ **Service** | ☐ Main<br>☐ Service | ☐ Main<br>☐ Service |
| Traffic Signal System (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Traffic Signing and Striping (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| **Street Light (see Sec. 2.F)** | ☒ **Upgrade**<br>☐ Relocation | ☒ **Upgrade**<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation | ☐ New / Upgrade<br>☐ Relocation |
| Bus Stop Pad or Turn-out (see Sec. 2.F) | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing | ☐ New<br>☐ Modify existing |
| Storm Drain (see Sec. 2G) | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral | ☐ Main<br>☐ Lateral |
| **Fiber Optics (see Sec. 2K)** | ☒ **Conduit / Appurtenances** | ☒ **Conduit / Appurtenances** | ☐ Conduit / Appurtenances | ☐ Conduit / Appurtenances |
| Overhead Utilities | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate | ☐ Underground<br>☐ Relocate |
| Removal of Improvements | | | | |
| Other Improvements | | | | |

**Specific notes for improvements listed in item no. 2.17, above:**

**A. For longitudinal trenches over 150' in length, a minimum 10' wide, 2" grind and overlay is required per City Std. No. 1306. See COA 2.18 below.**
**B. All master planned utilities shall be designed and installed to the ultimate condition.**

☒ **2.18 Construct a 2" asphalt concrete (AC) grind and overlay on the following street(s):** ☐

- **Milliken Ave from Jurupa Street to Toyota Way. See recycled water main construction listed in COA 2.17 above.**

☐ 2.19 Reconstruction of the full pavement structural section, per City of Ontario Standard Drawing number 1011, may be required based on the existing pavement condition and final street design. Minimum limits of reconstruction shall be along property frontage, from street centerline to curb/gutter. ☐

☐ 2.20 Make arrangements with the Cucamonga Valley Water District (CVWD) to provide ☐ water service ☐ sewer service to the site. This property is within the area served by the CVWD and Applicant shall provide documentation to the City verifying that all required CVWD fees have been paid. ☐

☐ 2.21 Overhead utilities shall be under-grounded, in accordance with Title 7 of the City's Municipal Code (Ordinance No. 2804 and 2892). Developer may pay in-lieu fee, approximately _____, for undergrounding of utilities in accordance with Section 7-7.302.e of the City's Municipal Code. ☐

☒ **2.22 Other conditions:** ☐

**A. Pay an in-lieu fee for PCC pavement installation at the following signalized intersections:**
**i. Jurupa Street & Toyota Way**
**ii. Jurupa Street & Milliken Avenue**
**iii. Toyota Way & Milliken Avenue**
**The fee will be based on an engineer's cost estimate that will be reviewed and approved by the City. The Applicant/Developer will be responsible for their fair share which is equivalent to 25% of the total cost.**

## C. SEWER

☒ **2.23 A 18 inch sewer main is available for connection by this project in Milliken Ave. (Ref: Sewer plan bar code: S10006)** ☐

☐ 2.24 Design and construct a sewer main extension. A sewer main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.25 Submit documentation that shows expected peak loading values for modeling the impact of the subject project to the existing sewer system. The project site is within a deficient public sewer system area. Applicant shall be responsible for all costs associated with the preparation of the model. Based on the results of the analysis, Applicant may be required to mitigate the project impact to the deficient public sewer system, including, but not limited to, upgrading of existing sewer main(s), construction of new sewer main(s) or diversion of sewer discharge to another sewer. ☐

☒ **2.26 Other conditions:** ☐

**A. Sewer Monitoring Manhole: Each building is to have its own monitoring manhole, on private property, immediately back of the property line.**

## D. WATER

☒ **2.27 A 16 inch water main is available for connection by this project in Jurupa St and Milliken Ave. (Ref: Water plan bar code: W11713, W10016)** ☐

☐ 2.28 Design and construct a water main extension. A water main is not available for direct connection. The closest main is approximately _____ feet away. ☐

☐ 2.29 Other conditions: _____ ☐

## E. RECYCLED WATER

☒ **2.30 A 8 inch recycled water main is available for connection by this project in Jurupa St. (Ref: Recycled Water plan bar code: P10294)** ☐

☒ **2.31 Design and construct an on-site recycled water system for this project. A recycled water main does exist in the vicinity of this project.** ☐

☐ 2.32 Design and construct an on-site recycled water ready system for this project. A recycled water main does not currently exist in the vicinity of this project, but is planned for the near future. If Applicant would like to connect to this recycled water main when it becomes available, the cost for the connection shall be borne solely by the Applicant. ☐

☒ **2.33** **Submit two (2) hard copies and one (1) electronic copy, in PDF format, of the Engineering Report (ER), for the use of recycled water, to the OMUC for review and subsequent submittal to the California Department of Public Health (CDPH) for final approval.** ☐

**Note: The OMUC and the CDPH review and approval process will be approximately three (3) months. Contact the Ontario Municipal Utilities Company at (909) 395-2647 regarding this requirement.**

☒ **2.34** **Other conditions:** ☐

**A. Recycled Water Main Extension: Extend by constructing a recycled water main from the intersection of Milliken Avenue and Jurupa Street, south to serve Building A and B, specifically Building B with recycled water.**

## F. TRAFFIC / TRANSPORTATION

☐ 2.35 Submit a focused traffic impact study, prepared and signed by a Traffic/Civil Engineer registered in the State of California. The study shall address, but not be limited to, the following issues as required by the City Engineer: ☐
1. On-site and off-site circulation
2. Traffic level of service (LOS) at 'build-out' and future years
3. Impact at specific intersections as selected by the City Engineer

☐ 2.36 New traffic signal installations shall be added to Southern California Edison (SCE) customer account number # 2-20-044-3877. ☐

☒ **2.37** **Other conditions:** ☐

**A. Replace any existing street light fixtures project frontages of Milliken Avenue and Jurupa Street with the current City approved LED equivalent fixture per the Traffic and Transportation Design Guidelines**
**B. All landscaping, block walls, and other obstructions shall be compatible with the stopping sight distance requirements per City of Ontario Standard Drawing No. 1309.**
**C. Provide reciprocal access with the between the project site and all other adjacent properties.**
**D. Design and construct proposed driveway in accordance with City of Ontario Standard Drawing No. 1204 for Commercial Driveway along Milliken Avenue.**

## G. DRAINAGE / HYDROLOGY

☐ 2.38 A _____inch storm drain main is available to accept flows from this project in _____. ☐
(Ref: Storm Drain plan bar code:_____)

☐ 2.39 Submit a hydrology study and drainage analysis, prepared and signed by a Civil Engineer registered in the State of California. The study shall be prepared in accordance with the San Bernardino County Hydrology Manual and City of Ontario standards and guidelines. Additional drainage facilities, including, but not limited to, improvements beyond the project frontage, may be required to be designed and constructed, by Applicant, as a result of the findings of this study. ☐

☐ 2.40 An adequate drainage facility to accept additional runoff from the site does not currently exist downstream of the project. Design and construct a storm water detention facility on the project site. 100 year post-development peak flow shall be attenuated such that it does not exceed 80% of pre-development peak flows, in accordance with the approved hydrology study and improvement plans. ☐

☒ **2.41** **Submit a copy of a recorded private drainage easement or drainage acceptance agreement to the Engineering Department for the acceptance of any increase to volume and/or concentration of historical drainage flows onto adjacent property, prior to approval of the grading plan for the project.** ☐

☐ 2.42 Comply with the City of Ontario Flood Damage Prevention Ordinance (Ordinance No. 2409). The project site or a portion of the project site is within the Special Flood Hazard Area (SFHA) as indicated on the Flood Insurance Rate Map (FIRM) and is subject to flooding during a 100 year frequency storm. The site plan shall be subject to the provisions of the National Flood Insurance Program. ☐

☐ 2.43 Other conditions: _____ ☐

## H. STORM WATER QUALITY / NATIONAL POLLUTANT DISCHARGE AND ELIMINATION SYSTEM (NPDES)

☐ 2.44 401 Water Quality Certification/404 Permit – Submit a copy of any applicable 401 Certification or 404 Permit for the subject project to the City project engineer. Development that will affect any body of surface water (i.e. lake, creek, open drainage channel, etc.) may require a 401 Water Quality Certification from the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) and a 404 Permit from the United States Army Corps of Engineers (USACE). The groups of water bodies classified in these requirements are perennial (flow year round) and ephemeral (flow during rain conditions, only) and include, but are not limited to, direct connections into San Bernardino County Flood Control District (SBCFCD) channels.
If a 401 Certification and/or a 404 Permit are not required, a letter confirming this from Applicant's engineer shall be submitted.
Contact information: USACE (Los Angeles District) (213) 452-3414; RWQCB (951) 782-4130. ☐

☒ **2.45 Submit a Water Quality Management Plan (WQMP). This plan shall be approved by the Engineering Department prior to approval of any grading plan. The WQMP shall be submitted, utilizing the current San Bernardino County Stormwater Program template, available at: http://www.sbcounty.gov/dpw/land/npdes.asp.** ☐

☐ 2.46 Design and construct a Connector Pipe Trash Screen or equivalent Trash Treatment Control Device, per catch basin located within or accepting flows tributary of a Priority Land Use (PLU) area that meets the Full Capture System definition and specifications, and is on the Certified List of the State Water Resources Control Board. The device shall be adequately sized per catch basin and include a deflector screen with vector control access for abatement application, vertical support bars, and removable component to facilitate maintenance and cleaning. ☐

☐ 2.47 Other conditions: _____ ☐

## J. SPECIAL DISTRICTS

☐ 2.48 File an application, together with an initial deposit (if required), to establish a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities District Act of 1982. The application and fee shall be submitted a minimum of four (4) months prior to final subdivision map approval, and the CFD shall be established prior to final subdivision map approval or issuance of building permits, whichever occurs first. The CFD shall be established upon the subject property to provide funding for various City services. An annual special tax shall be levied upon each parcel or lot in an amount to be determined. The special tax will be collected along with annual property taxes. The City shall be the sole lead agency in the formation of any CFD. Contact Investment and Revenue Resources at (909) 395-2341 to initiate the CFD application process. ☐

☐ 2.49 Other conditions: _____ ☐

## K. FIBER OPTIC

☐ 2.50 A _____ fiber optic line is available for connection by this project in _____.
(Ref: Fiber Optic plan bar code:_____) ☐

☒ **2.51 Design and construct fiber optic system to provide access to the City's conduit and fiber optic system per the City's Fiber Optic Master Plan. Building entrance conduits shall start from the closest OntarioNet hand hole constructed along the project frontage in the ROW and shall terminate in the main telecommunications room for each building. Conduit infrastructure shall interconnect with the primary and/or secondary backbone fiber optic conduit system at the nearest OntarioNet hand hole located at the southeast corner of Jurupa St and Milliken Ave. Limits of work are generally located along the project frontages of Jurupa St and Milliken Ave.** ☐

☒ **2.52** **Refer to the City's Fiber Optic Master Plan for design and layout guidelines. Contact the Broadband Operations Department at (909) 395-2000, regarding this requirement.** ☐

## L. INTEGRATED WASTE

☒ **2.53** **Onsite solid waste shall be designed in accordance with the City's Refuse & Recycling Planning Manual located at:** ☐

**https://www.ontarioca.gov/OMUC/IntegratedWaste**

☒ **2.54** **Other conditions:** ☐

**A. Organics Separation and Collection: This development shall comply with the Requirements of State Assembly Bill AB341 and AB1826, which requires organic waste to be diverted and collected separately from recycling and other refuse wastes. Additional information can be obtained at through the City website at https://www.ontarioca.gov/IntegratedWaste:**

**B. Three 4-CY Bins Trash Enclosure: Each trash enclosure is to have three 4-cy bins with their respective gate, and a solid roof.**

**C. Final Solid Waste Handling Plan (SWHP): Prior to approval of any building permits, revised as stated directly above and submit Final SWHP and be submitted with the Precise Grading Plan for review and approval of the Integrated Waste Department.**

**D. Integrated Waste Management Report (IWMR): Prior to approval of the Precise Grading Plan, submit to OMUC for review and approval, an Integrated Waste Management Report (IWMR) that complies with the IWMR Requirements.**

## 3. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, APPLICANT SHALL:

☒ **3.01** **Set new monuments in place of any monuments that have been damaged or destroyed as a result of construction of the subject project. Monuments shall be set in accordance with City of Ontario standards and to the satisfaction of the City Engineer.** ☐

☒ **3.02** **Complete all requirements for recycled water usage.** ☐

**☒ 1) Procure from the OMUC a copy of the letter of confirmation from the California Department of Public Health (CDPH) that the Engineering Report (ER) has been reviewed and the subject site is approved for the use of recycled water.**

**☒ 2) Obtain clearance from the OMUC confirming completion of recycled water improvements and passing of shutdown tests and cross connection inspection, upon availability/usage of recycled water.**

**☒ 3) Complete education training of on-site personnel in the use of recycled water, in accordance with the ER, upon availability/usage of recycled water.**

☒ **3.03** **The applicant/developer shall submit all final survey documents prepared by a Licensed Surveyor registered in the State of California detailing all survey monuments that have been preserved, revised, adjusted or set along with any maps, corner records or Records of Survey needed to comply with these Conditions of Approvals and the latest edition of the California Professional Land Survey Act. These documents are to be reviewed and approved by the City Survey Office.** ☐

☐ 3.04 Ontario Ranch Projects: For developments located at an intersection of any two collector or arterial streets, the applicant/developer shall set a monument if one does not already exist at that intersection. Contact the City Survey office for information on reference benchmarks, acceptable methodology and required submittals. ☐

☒ **3.05** **Confirm payment of all Development Impact Fees (DIF) to the Building Department.** ☐

☒ **3.06** **Submit electronic copies (PDF and Auto CAD format) of all approved improvement plans, studies and reports (i.e. hydrology, traffic, WQMP, etc.).** ☐

## 4. PRIOR TO FINAL ACCEPTANCE, APPLICANT SHALL:

| | | | |
|---|---|---|---|
| ☒ | 4.01 | **Complete all Conditions of Approval listed under Sections 1-3 above.** | ☐ |
| ☒ | 4.02 | **Pay all outstanding fees pursuant to the City of Ontario Municipal Code, including but not limited to, plan check fees, inspection fees and Development Impact Fees.** | ☐ |
| ☒ | 4.03 | **The applicant/developer shall submit a written request for the City's final acceptance of the project addressed to the City Project Engineer. The request shall include a completed Acceptance and Bond Release Checklist, state that all Conditions of Approval have been completed and shall be signed by the applicant/developer. Upon receipt of the request, review of the request shall be a minimum of 10 business days. Conditions of Approval that are deemed incomplete by the City will cause delays in the acceptance process.** | ☐ |
| ☒ | 4.04 | **Submit record drawings (PDF) for all public improvements identified within Section 2 of these Conditions of Approval.** | ☐ |

**EXHIBIT 'A'**

## ENGINEERING DEPARTMENT
## First Plan Check Submittal Checklist

**Project Number: PMTT21-010, PDEV21-018, and/or Parcel Map No. 20147**

**The following items are required to be included with the first plan check submittal:**

1. ☒ **A copy of this check list**
2. ☒ **Payment of fee for Plan Checking**
3. ☒ **One (1) copy of Engineering Cost Estimate (on City form) with engineer's wet signature and stamp.**
4. ☒ **One (1) copy of project Conditions of Approval**
5. ☒ **Include a PDF (electronic submittal) of each required improvement plan at every submittal.**
6. ☒ **Two (2) sets of Potable and Recycled Water demand calculations (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size).**
7. ☐ Three (3) sets of Public Street improvement plan with street cross-sections
8. ☐ Four (4) sets of Public Water improvement plan (include water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size)
9. ☒ **Four (4) sets of Recycled Water improvement plan (include recycled water demand calculations showing low, average and peak water demand in GPM for the proposed development and proposed water meter size and an exhibit showing the limits of areas being irrigated by each recycled water meter)**
10. ☐ Four (4) sets of Public Sewer improvement plan
11. ☐ Five (5) sets of Public Storm Drain improvement plan
12. ☒ **Three (3) sets of Public Street Light improvement plan**
13. ☐ Three (3) sets of Signing and Striping improvement plan
14. ☒ **Three (3) sets of Fiber Optic plan (include Auto CAD electronic submittal)**
15. ☒ **Three (3) sets of Dry Utility plans within public right-of-way (at a minimum the plans must show existing and ultimate right-of-way, curb and gutter, proposed utility location including centerline dimensions, wall to wall clearances between proposed utility and adjacent public line, street work repaired per Standard Drawing No. 1306. Include Auto CAD electronic submittal)**
16. ☐ Three (3) sets of Traffic Signal improvement plan and One (1) copy of Traffic Signal Specifications with modified Special Provisions. Please contact the Traffic Division at (909) 395-2154 to obtain Traffic Signal Specifications.
17. ☒ **Two (2) copies of Water Quality Management Plan (WQMP), including one (1) copy of the approved Preliminary WQMP (PWQMP).**
18. ☐ One (1) copy of Hydrology/Drainage study
19. ☒ **One (1) copy of Soils/Geology report**
20. ☒ **Payment for Parcel Map processing fee**

21. ☒ **Three (3) copies of Parcel Map**

22. ☒ **One (1) copy of approved Tentative Map**

23. ☒ **One (1) copy of Preliminary Title Report (current within 30 days)**

24. ☒ **One (1) copy of Traverse Closure Calculations**

25. ☒ **One (1) set of supporting documents and maps (legible copies): referenced improvement plans (full size), referenced record final maps/parcel maps (full size, 18"x26"), Assessor's Parcel map (full size, 11"x17"), recorded documents such as deeds, lot line adjustments, easements, etc.**

26. ☒ **Two (2) copies of Engineering Report and an electronic file (include PDF format electronic submittal) for recycled water use**

27. ☐ Other: _____

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**
**Planning Department**

**FROM:** **Mike Gerken, Deputy Fire Chief/Fire Marshal**
**Fire Department**

**DATE:** **May 24, 2021**

**SUBJECT:** **PMTT21-010 - A Parcel Map to subdivide 13.07 acres of land into three (3) parcels located at southeast corner of Jurupa Street and Milliken Avenue, within the Office/R-D and Warehouse/Distribution land use districts of the Toyota Business Park Specific Plan (APN(s): 0238-121-75). Related File(s): PDEV21-018.**

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☒ The plan **does** adequately address Fire Department requirements at this time.

☒ Standard Conditions of Approval apply, as stated below.

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**SITE AND BUILDING FEATURES:**

A. 2019 CBC Type of Construction: Type III-B

B. Type of Roof Materials: Panelized

C. Ground Floor Area(s): Building A = 113,067 Sq. Ft.
Building B = 48,205 Sq. Ft.

D. Number of Stories: 1 with Mezzanine

E. Total Square Footage: Building A = 118,067 Sq. Ft.
Building B = 50,705 Sq. Ft.

F. 2019 CBC Occupancy Classification(s): B/S1/F1

## CONDITIONS OF APPROVAL:

### 1.0 GENERAL

☒ 1.1 The following are the Ontario Fire Department ("Fire Department") requirements for this development project, based on the current edition of the California Fire Code (CFC), and the current versions of the Fire Prevention Standards ("Standards.") It is recommended that the applicant or developer transmit a copy of these requirements to the on-site contractor(s) and that all questions or concerns be directed to the Bureau of Fire Prevention, at (909) 395-2029. For copies of Ontario Fire Department Standards please access the City of Ontario website at www.ontarioca.gov/Fire/Prevention.

☒ 1.2 These Fire Department conditions of approval are to be included on any and all construction drawings.

### 2.0 FIRE DEPARTMENT ACCESS

☒ 2.1 Fire Department vehicle access roadways shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved. Roadways shall be paved with an all-weather surface and shall be a minimum of twenty-four (24) ft. wide. See Standard #B-004.

☒ 2.2 In order to allow for adequate turning radius for emergency fire apparatus, all turns shall be designed to meet the minimum twenty five feet (25') inside and forty-five feet (45') outside turning radius per Standard #B-005.

☒ 2.3 Fire Department access roadways that exceed one hundred and fifty feet (150') in length shall have an approved turn-around per Standard #B-002.

☒ 2.4 Access drive aisles which cross property lines shall be provided with CC&Rs, access easements, or reciprocating agreements, and shall be recorded on the titles of affected properties, and copies of same shall be provided at the time of building plan check.

☒ 2.5 "No Parking-Fire Lane" signs and /or red painted curbs with lettering are required to be installed in interior access roadways, in locations where vehicle parking would obstruct the minimum clear width requirement. Installation shall be per Standard #B-001.

☒ 2.6 Security gates or other barriers on fire access roadways shall be provided with a Knox brand key switch or padlock to allow Fire Department access. See Standards #B-003, B-004 and H-001.

☒ 2.7 Any time PRIOR to on-site combustible construction and/or storage, a minimum twenty-four (24) ft. wide circulating all weather access roads shall be provided to within 150 ft. of all portions of the exterior walls of the first story of any building, unless specifically approved by fire department and other emergency services.

## 3.0 WATER SUPPLY

☒ 3.1 The required fire flow per Fire Department standards, based on the 2019 California Fire Code, Appendix B, is 3750 gallons per minute (g.p.m.) for 4 hours at a minimum of 20 pounds per square inch (p.s.i.) residual operating pressure.

☒ 3.2 Off-site (public) fire hydrants are required to be installed on all frontage streets, at a minimum spacing of three hundred foot (300') apart, per Engineering Department specifications.

☒ 3.3 Buildings that exceed 100,000 square feet in floor area shall provide an onsite looped fire protection water line around the building(s.) The loops shall be required to have two or more points of connection from a public circulating water main.

☒ 3.4 The public water supply, including water mains and fire hydrants, shall be tested and approved by the Engineering Department and Fire Department prior to combustible construction to assure availability and reliability for firefighting purposes.

## 4.0 FIRE PROTECTION SYSTEMS

☒ 4.3 An automatic fire sprinkler system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 13. All new fire sprinkler systems, except those in single family dwellings, which contain twenty (20) sprinkler heads or more shall be monitored by an approved listed supervising station. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.5 Fire Department Connections (FDC) shall be located on the address side of the building within one hundred fifty feet (150') of a public fire hydrant on the same side of the street. Provide identification for all fire sprinkler control valves and fire department connections per Standard #D-007. Raised curbs adjacent to Fire Department connection(s) shall be painted red, five feet either side, per City standards.

☒ 4.6 A fire alarm system is required. The system design shall be in accordance with National Fire Protection Association (NFPA) Standard 72. An application along with detailed plans shall be submitted, and a construction permit shall be issued by the Fire Department, prior to any work being done.

☒ 4.7 Portable fire extinguishers are required to be installed prior to occupancy per Standard #C-001. Please contact the Fire Prevention Bureau to determine the exact number, type and placement required.

## 5.0 BUILDING CONSTRUCTION FEATURES

☒ 5.1 The developer/general contractor is to be responsible for reasonable periodic cleanup of the development during construction to avoid hazardous accumulations of combustible trash and debris both on and off the site.

☒ 5.2 Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Homes

that do not front street shall be provided with an address entry sign at the street. Address numbers shall contrast with their background. See Section 9-1 6.06 of the Ontario Municipal Code and Standards #H-003 and #H-002.

☒ 5.6 Knox ® brand key-box(es) shall be installed in location(s) acceptable to the Fire Department. All Knox boxes shall be monitored for tamper by the building fire alarm system. See Standard #H-001 for specific requirements.

☒ 5.7 Placards shall be installed in acceptable locations on buildings that store, use or handle hazardous materials in excess of the quantities specified in the CFC. Placards shall meet the requirements of National Fire Protection Association (NFPA) Standard 704.

# CITY OF ONTARIO
## MEMORANDUM

**TO:** **Edmelynne Hutter, Senior Planner**

**FROM:** **Officer Bill Lee, Police Department**

**DATE:** **May 19, 2021**

**SUBJECT:** **PMTT21-010- A DEVELOPMENT PLAN TO CONSTRUCT TWO (2) INDUSTRIAL BUILDINGS TOTALING 168,772 SQUARE FEET, LOCATED AT THE SOUTHEAST CORNER OF JURUPA STREET AND MILLIKEN AVENUE. RELATED FILE: PDEV21-018.**

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The "Standard Conditions of Approval" contained in Resolution No. 2017-027 apply. The applicant shall read and be thoroughly familiar with these conditions, including, but not limited to, the requirements below.

- Required lighting for all walkways, driveways, doorways, parking lots, hallways and other areas used by the public shall be provided. Lights shall operate via photosensor. Photometrics shall be provided to the Police Department and include the types of fixtures proposed and demonstrate that such fixtures meet the vandal-resistant requirement. Planned landscaping shall not obstruct lighting.
- Rooftop addresses shall be installed on the buildings as stated in the Standard Conditions. The numbers shall be at a minimum 6 feet tall and 2 foot wide, in reflective white paint on a flat black background, and oriented with the bottom of the numbers towards the addressed street. Associated letters shall also be included.
- The Applicant shall comply with construction site security requirements as stated in the Standard Conditions.

The Applicant is invited to contact Officer Bill Lee at (909) 408-1672 with any questions or concerns regarding these conditions.

# AIRPORT LAND USE COMPATIBILITY PLANNING
## CONSISTENCY DETERMINATION REPORT

ONTARIO AIRPORT PLANNING

Project File No.: PDEV21-018& PMTT21-010

Address: SEC Jurupa Street & Milliken Avenue

APN: 0238-121-75

Existing Land Use: Vacant and Industrial Building

Proposed Land Use: Development Plan to construct 2 industrial buildings totaling 168,772 SF and Tentative Parcel Map to subdivide 13.07 acres into 3 parcels

Site Acreage: 13.07 Proposed Structure Height: 41 FT

ONT-IAC Project Review: n/a

Airport Influence Area: ONT

Reviewed By: Lorena Mejia

Contact Info: 909-395-2276

Project Planner: Edmelynne Hutter

Date: July 6, 2021

CD No.: 2021-030

PALU No.: n/a

## The project is impacted by the following ONT ALUCP Compatibility Zones:

| Safety | Noise Impact | Airspace Protection | Overflight Notification |
|---|---|---|---|
| ○ Zone 1 | ○ 75+ dB CNEL | ☐ High Terrain Zone | ☐ Avigation Easement Dedication |
| ○ Zone 1A | ○ 70 - 75 dB CNEL | ☑ FAA Notification Surfaces | ☑ Recorded Overflight Notification |
| ○ Zone 2 | ☑ 65 - 70 dB CNEL | ☑ Airspace Obstruction Surfaces | ○ Real Estate Transaction Disclosure |
| ☐ Zone 3 | ☑ 60 - 65 dB CNEL | ☑ Airspace Avigation Easement Area | |
| ○ Zone 4 | | Allowable Height: 200 FT + | |
| ○ Zone 5 | | | |

## The project is impacted by the following Chino ALUCP Safety Zones:

☐ Zone 1 ○ Zone 2 ☐ Zone 3 ○ Zone 4 ○ Zone 5 ○ Zone 6

Allowable Height: _____

## CONSISTENCY DETERMINATION

This proposed Project is: ○ Exempt from the ALUCP ◉ Consistent ○ Consistent with Conditions ○ Inconsistent

The proposed project is located within the Airport Influence Area of Ontario International Airport (ONT) and was evaluated and found to be consistent with the policies and criteria of the Airport Land Use Compatibility Plan (ALUCP) for ONT.

Airport Planner Signature: Lorena Mejia

| CITY OF ONTARIO<br>*Agenda Report*<br>**March 15, 2022** | **SECTION:**<br>**PUBLIC HEARINGS** |
|---|---|
| Department: Planning<br>Prepared By: Jeanie Irene T Aguilo<br>Staff Member Presenting:<br>Scott Murphy, Executive Director Community Development<br>Approved By: | Submitted To: Council/OHA<br>Approved: _____<br>Continued To: _____<br>Denied: _____<br>Item No: 16 |

**SUBJECT:** **A PUBLIC HEARING TO CONSIDER THE ARTS DISTRICT WEST PLANNED UNIT DEVELOPMENT (FILE NO. PUD22-001), ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIREMENTS TO FACILITATE A COMMERCIAL DEVELOPMENT ON 0.86-ACRE OF LAND LOCATED AT 125 WEST EMPORIA STREET, WITHIN THE MU-1/LUA-2N (DOWNTOWN MIXED-USE/ARTS DISTRICT - NORTH) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS (APN: 1049-059-14)**

**RECOMMENDATION:** That the City Council consider and waive further reading of an ordinance approving the Arts District West Planned Unit Development, File No. PUD22-001, establishing development standards, design guidelines, and infrastructure requirements to facilitate a commercial development at 125 West Emporia Street.

**THE FOLLOWING COUNCIL GOALS ARE BEING ACHIEVED:**
**Invest in the Growth and Evolution of the City's Economy**
**Operate in a Businesslike Manner**
**Focus Resources in Ontario's Commercial and Residential Neighborhoods**

**FISCAL IMPACT:** The proposed Planned Unit Development will facilitate the development of two commercial buildings totaling 33,787 square feet, resulting in increased on-going property tax revenues for the City, and the one-time payment to the City of plan check fees and development impact fees.

**BACKGROUND & ANALYSIS:** The Project site is a 0.86-acre parcel of land located at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts. The Project Site is developed with a paved public parking lot located at the easterly terminus of Emporia Street, where Euclid Avenue is approximately 20 feet below grade. Surrounding the Project Site are several historic buildings that are occupied by mix of land uses including light industrial, office, commercial, residential, and civic buildings constructed in varying architectural styles.

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the

approval of an Area Plan or Planned Unit Development prior to the development of properties within the Area. In compliance with this requirement, the Applicant has submitted the Arts District West Planned Unit Development (included as Attachment A to the Ordinance), which is consistent with this vision, and the goals and policies of the Policy Plan.

The purpose of the Planned Unit Development is to secure a fuller realization of the Policy Plan than would otherwise result from the strict application of present zoning district regulations and to: [a] promote high standards in urban design; [b] encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and [c] ensure harmonious relationships with surrounding land uses. In addition, the Planned Unit Development is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. The Arts District West Planned Unit Development will facilitate the development of retail and commercial services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area.

A Planned Unit Development is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area. However, it is also unlike a Specific Plan in that a Planned Unit Development is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

Key components of the Arts District West Planned Unit Development include the following:

- Land Use and Development Regulations — Consistent with the requirements of the MU-1 (Downtown Mixed-Use) zoning district, the proposed Arts District West Planned Unit Development allows for uses intended as a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants. The focus of the Area is to increase the number of collaborated events and programs within the Area, with the intent to attract visitors, promote economic vitality, and boost revenue. Street fairs, artist festivals, restaurants, galleries, work/live lofts, breweries, and artisan co-ops will contribute to the physical and cultural diversity of the Arts District. The development regulations set forth in the Arts District West Planned Unit Development will govern the placement, height, and bulk of permitted buildings and structures and establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Buildings may be developed to a maximum height of 35 feet. Building setbacks are limited to 0 to 5 feet from the Euclid Avenue right-of-way and 0 to 3.5 feet from the Emporia Street right-of-way, 0 feet from the interior and rear (adjacent to the rail) property lines.

- Landscaping and Drainage — Landscaping elements provide significant contributions to the aesthetic quality and character of the Arts District West Planned Unit Development, with respect to public and private spaces. Water conservation shall be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers consistent with Assembly Bill 1881 and other applicable State laws.

- Design Guidelines — Section 6.8 (Architectural Character\Details) of the Arts District West Planned Unit Development complies with the Ontario Downtown Design Guidelines of the historic downtown area. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario's historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Education Center, a mixed-use area with a focus on commercial, retail, public, and educational uses. The design principles and desired architectural features for the mixed-use blocks are derived from the architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials, and colors.

On February 22, 2022, the Planning/Historic Preservation Commission conducted a public hearing to consider the above described Arts District West Planned Unit Development. After considering all public testimony on the application, the Planning Commission unanimously voted (7-0) to approve a resolution recommending that the City Council approve the Planned Unit Development. In conjunction with the proposed Planned Unit Development, the Planning/Historic Preservation Commission approved a Tentative Parcel Map No. 20394 (File No. PMTT21-009), which will subdivide the 0.86-acre Project site into a single lot to establish 22 commercial airspace condominium units, a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet, and a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District.

**HOUSING ELEMENT COMPLIANCE:** The project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The Project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, Infill

Development Projects) of the CEQA Guidelines, and meets all of the following conditions: (A) the proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (B) the proposed development occurs within city limits and the area being developed is 0.86-acre, less than the maximum 5-acre threshold, and is substantially surrounded by urban land uses; (C) the Project site has no value as habitat for endangered, rare, or threatened species; (D) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (E) the site is adequately served by all required utilities and public services.

CITY OF ONTARIO PLANNING DEPARTMENT

# PLANNING COMMISSION STAFF REPORT

**February 22, 2022**

303 East B Street, Ontario, California 91764 Phone: 909.395.2036 / Fax: 909.395.2420

**FILE NOS:** PUD22-001, PMTT21-009(TPM 20394), PDEV21-017, and PHP21-021

**SUBJECT:** A request for the following entitlements: [1] a Planned Unit Development (File No. PUD22-001) to establish development standards, design guidelines, and infrastructure requirements for the Project site; [2] a Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide a 0.86-acre property into a single lot to establish 22 commercial airspace condominium units; [3] a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet; and [4] a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District. The Project Site is located at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts. (APN: 1049-059-14) **submitted by RWSS Development LLC. City Council action is required.**

**PROPERTY OWNER:** City of Ontario

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**RECOMMENDED ACTION:** That the Planning/Historic Preservation Commission consider and adopt the following:

(1) A resolution recommending the City Council approve File No. PUD22-001; and

(2) Resolutions approving File Nos. PMTT21-009 (TPM 20394), PDEV21-017, and PHP21-021, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval contained in the departmental reports included as "Attachment A" to each respective resolution.




***Figure 1: Project Location***

**PROJECT SETTING:** The Project site is comprised of 0.86-acre of land located at the easterly terminus of Emporia Street, north of the Union Pacific Railroad right-of-

| | |
|---|---|
| *Case Planner:* | Jeanie Irene Aguilo |
| *Planning Director Approval:* | |
| *Submittal Date:* | 04/21/2021 |

| *Hearing Body* | *Date* | *Decision* | *Action* |
|---|---|---|---|
| DAB | 02/07/2022 | Approval | Recommend |
| PC | 02/22/2022 | Approve | Final |
| CC | 03/15/2022 | | PUD-Final |

way, at 125 West Emporia Street, as depicted in Figure 1: Project Location Map. Emporia Street terminates at the Project site where Euclid Avenue is approximately 20 feet below grade. Located within the proposed Downtown Historic District, the site is currently developed with a paved public parking lot. The Emporia Street frontage is improved with a 5-foot-wide scored sidewalk, rock curb in poor condition, and a 7-foot-wide parkway with mature Washingtonia filifera (California palm) and heritage Grevillea robusta (silk oak) street trees. Surrounding the Project site are several historic buildings, including the Pacific Electric Bus Depot (Local Landmark No. 37) located at the northeast corner of Laurel Avenue and Emporia Street, the Old Post Office (Local Landmark No. 38) located at the southeast corner of Laurel Avenue and Transit Street, the Charles Frankish Building (Local Landmark No. 12 and listed on the National Register) located at the southwest corner of Transit Street and Euclid Avenue, the Salvation Army building (Eligible Historic Resource) located at the northwest corner of Emporia Street and Euclid Avenue, the Ontario Museum of History and Art located at the southeast corner of Euclid Avenue and Transit Street, and the Euclid Avenue median and parkway (Local Landmark No. 67 and listed on the National Register). Other development in the area includes a mix of light industrial, office, commercial, residential, and civic buildings constructed in varying architectural styles and construction dates. The existing surrounding land uses, zoning, and general plan are summarized in the "Surrounding Zoning & Land Uses" table located in the Technical Appendix of this report.

## PROJECT ANALYSIS:

(1) Background — During Ontario's early settlement period, several grand Victorian style homes were constructed for prominent city pioneers along Emporia Street, facing the railroad tracks, in a marketing strategy to attract town settlers, which was referred to as "Developer's Row." The Project site was part of Developer's Row but was developed as a parking lot in the 1950s, which is presently underutilized. In the 1980s, the Euclid Avenue Grade Separation project was constructed, providing an underpass for trucks and passenger vehicles, and a bridge for railway lines (Southern and Union Pacific Railroads) that altered street intersections/connections on Euclid Avenue, within the surrounding area. Due to the grade separation, Emporia Street's direct access to Euclid Avenue was eliminated and cul-de-sacs were constructed on the east and west side of Euclid Avenue, limiting access to the parking lot. The Euclid Avenue public right-of-way, from Philadelphia Street to Interstate 10, was designated as Local Landmark No. 67 on January 16, 2001. On August 10, 2005, the Euclid Avenue right-of-way, from Philadelphia Street in Ontario to 24th Street in Upland, was listed on the National Register of Historic Places as a significant cultural landscape.

The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, where the historic character is prominent. The most intensive uses are envisioned along Euclid Avenue and Holt Boulevard. The Downtown Mixed-Use Area is the historic core of Ontario, which has a unique blend of historic, social and cultural

uses set in a compact street grid. The Downtown Mixed-Use Area includes the Civic Center, City library and surrounding diverse residential neighborhoods that provide increased demand for retail opportunities along Euclid Avenue, Holt Boulevard and B Street.

The Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development ("PUD") prior to the development of properties within the Area. In compliance with this requirement, the Applicant has submitted the Art District West Planned Unit Development (included as Attachment A to the attached PUD Resolution), which is consistent with this vision, and the goals and policies of the Policy Plan.

The purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to: [a] promote high standards in urban design; [b] encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and [c] ensure harmonious relationships with surrounding land uses. In addition, the Art District West Planned Unit Development ("ADWPUD") is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. The ADWPUD will facilitate the development of retail and commercial services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area.

A PUD is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area; however, it is also unlike a Specific Plan in that a PUD is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project.

On April 21, 2021, the Applicant submitted four applications to facilitate the development of the Project site, as follows:

- A Planned Unit Development (File No. PUD22-001: Art District West Planned Unit Development) to establish development standards, design guidelines, and infrastructure requirements for the Project site;

- A Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District and ensure that the development does not cause an adverse effect on the character-defining features of Euclid Avenue;

- A Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide 0.86-acre of land into single lot for condominium purposes; and

- A Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet.

On February 7, 2022, the Development Advisory Board ("DAB") conducted a hearing to consider the Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) and Development Plan (File No. PDEV21-017), and concluded the hearing, voting to recommend that the Planning Commission approve the Applications subject to conditions of approval, which are included as attachments to the Planning Commission resolutions.

On February 10, 2022, the Historic Preservation Subcommittee considered the Certificate of Appropriateness (File No. PHP21-021) application and recommended Historic Preservation Planning Commission approval.

(2) Planned Unit Development (File No. PUD22-001: Art District West PUD)

a. Land Use and Development Regulation — Consistent with the requirements of the MU-1 (Downtown Mixed-Use) zoning district, the proposed PUD allows for uses intended as a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants. The focus of the Area is to increase the number of collaborated events and programs within the Area, with the intent to attract visitors, promote economic vitality, and boost revenue. Street fairs, artist festivals, restaurants, galleries, work/live lofts, breweries, and artisan co-ops will contribute to the physical and cultural diversity of the Arts District. The development regulations set forth in the ADWPUD will govern the placement, height, and bulk of permitted buildings and structures; to establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Buildings may be developed to a maximum height of 35 feet. Building setbacks are limited to 0 to 5 feet from the Euclid Avenue right-of-way and 0 to 3.5 feet from the Emporia Street right-of-way, 0 feet from the interior and rear (adjacent to the rail) property lines.

b. Landscaping and Drainage — Landscaping elements provide significant contributions to the aesthetic quality and character of the ADWPUD, with respect to public and private spaces. Water conservation shall be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers consistent with Assembly Bill 1881 and other applicable State laws.

c. Off-Street Parking — Parking requirements within the ADWPUD will be governed by the established parking requirements of the City of Ontario Development Code. The ADWPUD allows one parking space within each

Car Condo Unit to be counted towards the required parking for the vehicle storage (Car Condo) use. In addition, the Ontario Development Code allows parking to be analyzed using the Downtown Ontario Parking Model.

d. Design Guidelines — Section 6.8 (*Architectural Character\Details)* of the ADWPUD complies with the Ontario Downtown Design Guidelines of the historic downtown area. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario's historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Education Center, a mixed-use area with a focus on commercial, retail, public, and educational uses. The design principles and desired architectural features for the mixed-use blocks are derived from the architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials, and colors.

(3) Tentative Parcel Map (File No. PMTT21-009 / TPM 20394) — The proposed Tentative Parcel Map (TPM 20394) will subdivide the 0.86-acre Project site into a single numbered lot for condominium purposes (see Exhibit B—Tentative Parcel Map) and one lettered lot consisting of private drive aisles, parking areas, and common open space. The condominium plan will establish 22 commercial condominium units that will be recorded with the Department of Real Estate, delineating the airspace for each unit, off-street parking, and common areas. The Development Code does not include provisions for a minimum lot size or project size within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district; however, it does require the approval of a PUD, which was filed concurrently with the Tentative Parcel Map and Development Plan. Final approval of the Tentative Parcel Map and Development Plan is contingent upon the City Council adopting the PUD for the Project site. Additionally, the proposed map will be required to provide Covenants, Conditions, and Restrictions ("CC&R's"), which will establish the rules, regulations, rights, and responsibilities of the property owner's association and condominium owners.

(4) Development Plan (File No. PDEV21-017)

a. Site Design/Building Layout — Proposed, is the construction of two commercial buildings totaling 33,787 square feet (see Exhibit C—Site Plan, attached). Building A (front building) is 9,669 square feet in size and is centrally located along the northern portion of the site, oriented in an east-west configuration, with the primary entrance facing north, towards Emporia Street. The building contains a 3,455-square-foot flex-space (for

retail uses and public/private art activities) six "Car Condo" suites and mezzanine areas totaling 6,214 square feet designed for the storage of personal vehicles (such as cars and recreational vehicles), and a trash enclosure and restrooms totaling 576 square feet. Two off-street parking lots are located to the east and west of Building A.

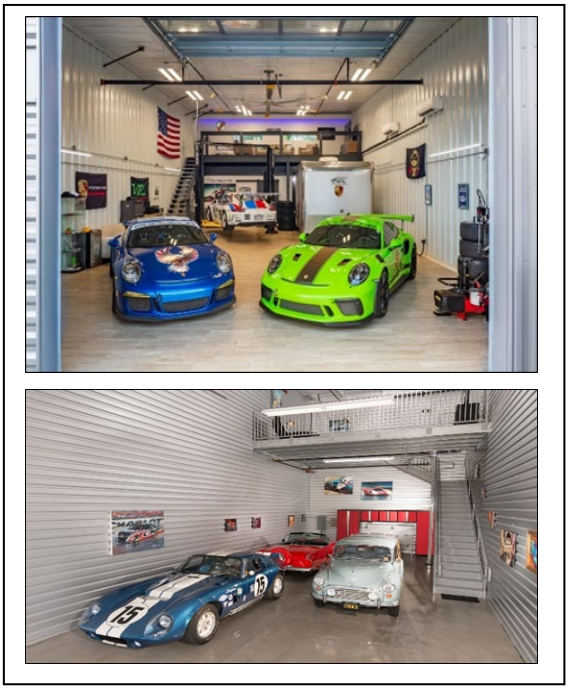


***Figure 2: Car Condo Examples***

Building B (rear building), located along the east, south and west property lines, is 24,012 square feet in size and is configured in a U-shape. The building contains a 2,470-square-foot retail space with mezzanine designed to accommodate a tap room with both ground and second floor outdoor patio areas located at the northeast corner of the site. The remainder of the building is 21,542 square feet in size and is divided into fourteen Car Condo suites.

There is a total of 20 car condo suites proposed within portions of Buildings A and B. The ADWPUD defines car condos as space you own and customize to house your vehicles. The car condos offer car aficionados a safe, secure, and private space to store and display their vehicles (sports, classic, racing, exotics, hot rods, and/or other collectible cars), motorized toys, and/or personal treasures. Each unit includes a mezzanine area that can be customized to include a loft area, office, TV viewing area and/or refreshment kitchenette area (See Figure 2: Car Condo Examples, below). The unit's footprint range in size from 420 to 1,836 square feet, which range from 30 to 68 feet in depth and 14 to 68 feet in width. Residential occupancy of the Car Condo units will be prohibited by the CC&Rs.

b. Site Access/Circulation — The Project site will be accessed from two points along Emporia Street (see Exhibit C—Site Plan, attached). The driveways are located at the northwest and northeast corners of the Project site, immediately to the east and west of Building A. A 20-foot to 35-foot-wide U-shaped drive-aisle is proposed between Buildings A and B, connecting the two points of access and providing on-site circulation and access to each Car Condo unit.

c. Parking — The ADWPUD requires the Project to provide off-street parking at the rates required by the Development Code and allows one parking

space within each Car Condo Unit to be counted towards the required parking for the vehicle storage (Car Condo) use. The Project has provided off-street parking pursuant to the "Drinking Places" and "General Business Offices" parking standards specified in the Development Code. The Project requires a total of 59 passenger vehicle parking spaces and 29 parking spaces have been provided, resulting in a deficit of 30 parking spaces. Table 1, below, provides the off-street parking calculations for the proposed Project.

| ***Table 1: On-Site Parking Summary Table*** | | | | |
|---|---|---|---|---|
| ***Type of Use*** | ***Building Area*** | ***Parking Ratio*** | ***Spaces Required*** | ***Spaces Provided*** |
| ***Motor Vehicle Storage (Car Condos):*** | 27,756 SF | 1 space per Car Condo Unit | 20 | 20 |
| ***Restaurant/ Drinking Place (Tap Room):*** | 2,470 SF | 10 spaces per 1,000 SF (0.01/SF) of GFA | 25 | 9 |
| ***Office (Flex Space):*** | 3,455 SF | General Business Office – 4 spaces per 1,000 SF (0.004/SF) of GFA | 14 | |
| **TOTAL** | | | **59** | **29** |
| **Parking Deficit** | | | | **(-30)** |

Although, the Project does not provide sufficient off-street parking, the Project site is located within the Downtown Mixed Use District, which pursuant to the Ontario Development Code, allows parking to be analyzed using the City's Downtown Ontario Parking Model (see Exhibit G—Downtown Parking Model Blocks Map, attached). The Downtown Parking Model specifically evaluates each block within the Downtown Area and calculates the parking demand on an hourly basis, from 6:00 A.M. to 12:00 A.M. Additionally, it allows a project's parking demands to be met by utilizing the available parking on the project site block, in combination with the surrounding blocks. The Project site is located on Block 72 (see Exhibit H—Parking Model Blocks Map: Blocks 67, 68, 71, and 72, attached) and can accommodate a total of 14 parking spaces (5 on-street and 9 on-site). The surrounding blocks utilized to analyze the parking demand for the proposed Project include:

- Block 67 (City of Ontario Community Improvement Office), located north of the Project site, which provides 92 parking spaces (32 on-street and 60 off-street);
- Block 68 (multiple-family units, retail, office and service uses), located northwest of the Project site, which provides 65 parking spaces (20 on-street and 45 off-street); and
- Block 71 (live/work units), located directly west of the Project site, which provides 38 parking spaces (11 on-street and 27 off-street).

The Tables 2 and 3, below, illustrate the available parking for Blocks 67, 68, 71 and 72, with the proposed uses. Within Table 4 (see Technical Appendix), the Parking Model found a deficit of 1 to 14 parking spaces on Blocks 71 and 72, between the hours of 10:00 A.M. to 8:00 P.M.; however, there is a surplus of 56 to 100 parking spaces within the combined four Blocks, addressing any single block deficiencies. Therefore, staff has determined that based upon the Downtown Ontario Parking Model, sufficient parking exists on the Project site and its' surrounding blocks, to support the proposed Project.

| ***Table 2: Available Public Parking with Proposed Use: Daytime Hours (8:00 A.M.–3:00 P.M.)*** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ***Blocks*** | ***8 A.M.*** | ***9 A.M.*** | ***10 A.M.*** | ***11 A.M.*** | ***12 P.M.*** | ***1 P.M.*** | ***2 P.M.*** | ***3 P.M.*** | |
| **67, 68, 71 & 72** | 103 | 98 | 92 | 81 | 67 | 61 | 56 | 72 | |

| ***Table 3: Available Public Parking with Proposed Use: Evening Hours (4:00 P.M.–12:00 A.M.)*** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| ***Blocks*** | ***4 P.M.*** | ***5 P.M.*** | ***6 P.M.*** | ***7 P.M.*** | ***8 P.M.*** | ***9 P.M.*** | ***10 P.M.*** | ***11 P.M.*** | ***12 A.M.*** |
| **67, 68, 71 & 72** | 67 | 78 | 80 | 99 | 100 | 128 | 132 | 133 | 131 |

d. Architecture — A contemporary industrial inspired architectural design is proposed to complement the surrounding historic buildings and context of the historic downtown area (see Exhibit D—Conceptual Elevations and Exhibit E—Project Rendering, attached). Building's A and B are single-story buildings with a two-story massing (27 feet to 30 feet) consistent with the existing surrounding buildings located to the north and west of the Project site. Both buildings will incorporate a combination of vertical corrugated metal panels, horizontal flat metal siding, brick veneer, metal canopies, storefront glazing, and a contrasting color palette that includes black, grey, brown, and red tones.

The eastern elevation of Building B will be prominently seen from Euclid Avenue. The tap room was strategically located on the northeast corner of the site as part of Building B, to provide a prominent architectural element facing Euclid Avenue. The tap room portion of the building incorporates a brick veneer, a 20-foot-long blade sign and a round tower element designed to have the appearance of a beer vat. The upper portion of the tower is treated with horizontal corrugated metal siding and a metal roof, and the ground floor incorporates deep recessed clear storefront glazing that allow views of the beer vat design from Euclid Avenue. To the west of the tower, the Project is also incorporating a ground floor and second story outdoor patio that will face Emporia Street and be visible from Euclid Avenue, which has been integrated into the overall design of the building and features similar building materials.

The Project illustrates similar architectural features, building placement, scale and massing to the surrounding historic buildings and within the context of the historic

downtown area. The Project is appropriate in scale and massing and through use of materials and design and will not detract or adversely affect the historic character of neither Euclid Avenue nor the proposed Downtown Historic District. This is exemplified through the use of:

- Articulation in storefront modulation through color and material changes, bulkhead/base, glass roll up doors, storefront glazing, and enhanced accent banding; and

- Articulation in the building parapet, roof lines, and a corner tower element which serves to accentuate the building's entries and openings, and breaks up large expanses of building wall; and

- A mix of exterior colors, materials, finishes and fixtures; and

- Incorporation of base and top treatments defined by changes in color, materials, and recessed wall areas. Designed to ensure that it's massing and proportion, along with its colors and architectural detailing, are consistent on all building walls, giving a four-sided (360-degree) appearance; and

- Utilizing strong and identifiable building forms using the corner tower element to demarcate street intersections.

Furthermore, the Project demonstrates the type of development and architecture promoted by the proposed ADWPUD. The Project incorporates the design principles and the desired architectural features of the proposed ADWPUD using:

- Simple, yet varied massing, with wall openings that create shadow line and provide visual relief; and

- Incorporation of human-scaled details such as canopies, transparent windows, and windows displays. These are required at public entrances and along heavily trafficked outdoor areas; and

- Providing highly visible public entrances, oriented to streets and outdoor spaces; with shop entrances clearly expressed with recesses, overhangs, special materials, and detailing; and

- Creating visual interest by using at least three different building materials on building facades including brick, flat metal siding, and corrugated metal panels.

e. Landscaping — Landscaping elements provide significant contributions to the aesthetic quality and character of Euclid Avenue and the historic downtown area, with respect to public and private spaces. The proposed landscape design highlights building and driveway entries and softens the appearance of the building along Emporia Street. Due to the

configuration of the proposed buildings, landscaping is primarily featured along the Emporia Street frontage and the northwestern parking lot. The proposed landscape plant pallet includes Ginko Biloba, Tabebuia Impetiginosa, Prunus Cerasifera 24-inch and 36-inch box size trees, 8 shrub varieties (Hemerocallis hybrid, Ruellia brittoniana, Rosea Floribunda, Rosmarinus Officinalis, Loropetalum chinensis, atropurpurea, Lanvendula agustina, Tulbaghia violacea and Pittosporum) and one groundcover variety (Phyla nodifolia). The existing parkway and sidewalk will be altered to accommodate the two proposed driveways which will require the removal of two heritage Grevillea robusta (Silk Oak) trees and the onsite relocation one Washingtonia filifera (California Palm) within the parkway. The Project has been conditioned to replace the two Grevillea robusta trees with trees that are equal in trunk diameter onsite and/or pay appropriate mitigation fees to City of Ontario Historic Preservation Fund. Moreover, the proposed landscaping, hardscape and lighting has been designed to complement the architecture of the proposed building and enhance vehicular entries, pedestrian walkways, and other key locations throughout the Project site.

f. Utilities (drainage, sewer) — Public utilities (water and sewer) are available to serve the Project. Furthermore, the Applicant has submitted a Preliminary Water Quality Management Plan ("PWQMP"), which establishes the Project's compliance with storm water discharge/water quality requirements. The PWQMP includes site design measures that capture runoff and pollutant transport by minimizing impervious surfaces and maximizes low impact development ("LID") best management practices ("BMPs"), such as retention and infiltration, biotreatment, and evapotranspiration. The onsite drainage will be conveyed to an underground chamber located on the northwest portion of the Project site underneath the parking lot and any overflow drainage will be conveyed to the curb and gutter along Emporia Street.

(5) Certificate of Appropriateness (File No. PHP21-021) — Section 6.01.035, Overlay Zoning Districts of the Ontario Development Code, requires Certificate of Appropriateness approval for any development project within the Euclid Avenue Overlay zoning district. The Euclid Avenue Overlay zoning district is intended to recognize, protect, and enhance the visual character and quality of Euclid Avenue as a major scenic and historic resource of the City, and to identify and safeguard Euclid Avenue's position on the National Register of Historic Places. The intent of the Overlay zoning district is not to create a false sense of history with any new development along the Euclid Avenue Corridor, but rather to ensure that new development does not adversely impact the visual character-defining features of Euclid Avenue, such as the 60-foot-wide landscaped median, rock curbs, and King's Standard lampposts. Additionally, all new construction should be compatible with the surrounding developments in site design, massing and scale.

The Secretary of the Interior Standards for the Treatment of Historic Properties, also referred to as "the Standards," provide a critical part of the framework of the national preservation program and are widely used at the federal, state and local levels to guide work on historic resources and have been incorporated into the ADWPUD. The Standards state that alterations will not destroy historic features and spatial relationships that characterize the historic resource, and that new work will be differentiated from the old and will be compatible with historic materials, features, size, scale, and proportion, and massing to protect the integrity of the resource.

The west side of Euclid Avenue, from Holt Boulevard to the project site, can be characterized as early twentieth century commercial development which includes the First National Bank constructed in the Art Deco style of architecture in 1928, the McCann Building constructed in the Commercial style of architecture in 1917, the Envoy Hotel also constructed in the Commercial style of architecture in 1920, the Frankish Building constructed in a simplified Italianate architectural style in 1916, and the Salvation Army Building constructed in Art Deco style of architecture in 1930. These buildings are constructed of brick and concrete, are 2 and 3 stories in height with first floor commercial and have a zero setback from the Euclid Avenue property line. Prominent character-defining features include classic storefronts with large display windows, bulkheads (base), transom windows, mid-panel banding, a mix of materials and colors, and vertical columns in the Art Deco style buildings.

Across Emporia Street from the project site is the historic Pacific Electric Bus Depot. The building was constructed in a brick Commercial style of architecture in 1928. The single-story brick building is square in floorplan, has a parapet roof, and a storefront. Adjacent to the project site is the Emporia Street Lofts (work/live units). The buildings were originally constructed for an industrial manufacturing purpose in 1968 but were adaptively reused in 2003 to allow commercial and residential mixed-uses within a flexible space. The buildings are designed with two-stories, brick and stucco finishes and have a parapet roof.

The Project is a two-story construction featuring elements from Emporia Street Lofts (work/live units) to the west and the Salvation Army Building to the north. The corner tower element faces Euclid Avenue and Emporia Street providing emphasis to the entrance which is similar to the corner entrances of the Frankish Building and Salvation Army Building. In addition, Euclid Avenue is situated approximately 20-feet below grade of the Project site ultimately minimizing the visual impacts to Euclid Avenue.

On February 10, 2022, the Historic Preservation Subcommittee ("HPSC") reviewed the project and recommended approval to the Planning/Historic Preservation Commission, subject to conditions of approval and are attached to this report.

The Planning Commission, serving as the Historic Preservation Commission, must consider and clearly establish certain findings of facts for all Certificate of Appropriateness applications. The proposed project is appropriate because:

(1) ***The proposed project will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource***. While there are no identified historic resources within the Project site, the site has frontage along historic Euclid Avenue and is within the Proposed Downtown Historic District. Through appropriate scale, massing and use of materials, the new construction is compatible with the surrounding buildings and therefore, will not detrimentally change, destroy or adversely affect any significant architectural feature of the resource.

(2) ***The proposed project will not detrimentally change, destroy or adversely affect the historic character or value of the resource.*** While there are no identified historic resources within the Project site, the Project has frontage along historic Euclid Avenue and is within the Proposed Downtown Historic District. The Project proposes appropriate building massing and scale, site design, building layout, and architecture that is in keeping with the area.

(3) ***The proposed project will be compatible with the exterior character-defining features of the historic resource.*** Although the Project site is not considered historic, the Project site has frontage along historic Euclid Avenue and is within the proposed Downtown Historic District. Through enhanced architectural elements, including the tower feature, the proposed project does not detract from the visual character of Euclid Avenue and is compatible with the Proposed Downtown Historic District.

(4) ***The proposed project will not adversely affect or detract from the character of the historic district.*** Through compatible architectural elements the proposed project does not detract from the visual character of Euclid Avenue and is compatible with the Proposed Downtown Historic District.

**COMPLIANCE WITH THE ONTARIO PLAN:** The proposed Project is consistent with the principles, goals and policies contained within the Vision, Governance, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan (TOP). More specifically, the goals and policies of TOP that are furthered by the proposed project are as follows:

(1) City Council Goals.

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)

(2) Vision.

**Distinctive Development:**

- Commercial and Residential Development

➢ Development quality that is broadly recognized as distinctive and not exclusively tied to the general suburban character typical of much of Southern California.

(3) Governance.

**Decision Making:**

- Goal G1: Sustained decision-making that consistently moves Ontario towards its Vision by using The Ontario Plan as a framework for assessing choices.

➢ G1-2 Long-term Benefit. We require decisions to demonstrate and document how they add value to the community and support the Ontario Vision.

(4) Policy Plan (General Plan)

**Land Use Element:**

- Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

➢ LU1-1 Strategic Growth. We concentrate growth in strategic locations that help create place and identity, maximize available and planned infrastructure, and foster the development of transit.

➢ LU1-6 Complete Community: We incorporate a variety of land uses and building types in our land use planning efforts that result in a complete community where residents at all stages of life, employers, workers and visitors have a wide spectrum of choices of where they can live, work, shop and recreate within Ontario. (Refer to Complete Community Section of Community Economics Element).

- Goal LU2: Compatibility between a wide range of uses.

➢ LU2-6: Infrastructure Compatibility: We require infrastructure to be aesthetically pleasing and in context with the community character.

**Community Economics Element:**

- Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

- CE2-1 Development Projects. We require new development and redevelopment to create unique, high-quality places that add value to the community.

- CE2-2 Development Review. We require those proposing new development and redevelopment to demonstrate how their projects will create appropriately unique, functional and sustainable places that will compete well with their competition within the region.

- CE2-4 Protection of Investment. We require that new development and redevelopment protect existing investment by providing architecture and urban design of equal or greater quality.

- CE2-5 Private Maintenance. We require adequate maintenance, upkeep, and investment in private property because proper maintenance on private property protects property values.

**Safety Element:**

- Goal S1: Minimized risk of injury, loss of life, property damage and economic and social disruption caused by earthquake-induced and other geologic hazards.

- S1-1 Implementation of Regulations and Standards. We require that all new habitable structures be designed in accordance with the most recent California Building Code adopted by the City, including provisions regarding lateral forces and grading.

**Community Design Element:**

- Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- CD1-1 City Identity. We take actions that are consistent with the City being a leading urban center in Southern California while recognizing the diverse character of our existing viable neighborhoods.

- CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.

- CD1-3 Neighborhood Improvement. We require viable existing residential and non-residential neighborhoods to be preserved, protected, and enhanced in accordance with our land use policies.

- Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

- CD2-1 Quality Architecture. We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

- CD2-7 Sustainability. We collaborate with the development community to design and build neighborhoods, streetscapes, sites, outdoor spaces, landscaping and buildings to reduce energy demand through solar orientation, maximum use of natural daylight, passive solar and natural ventilation, building form, mechanical and structural systems, building materials and construction techniques.

- CD2-8 Safe Design. We incorporate defensible space design into new and existing developments to ensure the maximum safe travel and visibility on pathways, corridors, and open space and at building entrances and parking areas by avoiding physically and visually isolated spaces, maintenance of visibility and accessibility, and use of lighting.

- CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.

- CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.

- CD2-11 Entry Statements. We encourage the inclusion of amenities, signage and landscaping at the entry to neighborhoods, commercial centers, mixed use areas, industrial developments, and public places that reinforce them as uniquely identifiable places.

- CD2-12 Site and Building Signage. We encourage the use of sign programs that utilize complementary materials, colors, and themes. Project signage should be designed to effectively communicate and direct users to various aspects of the development and complement the character of the structures.

- CD2-13 Entitlement Process. We work collaboratively with all stakeholders to ensure a high degree of certainty in the efficient review and timely processing of all development plans and permits.

- Goal CD3: Vibrant urban environments that are organized around intense buildings, pedestrian and transit areas, public plazas, and linkages between and within developments that are conveniently located, visually appealing and safe during all hours.

  - CD3-1 Design. We require that pedestrian, vehicular, bicycle and equestrian circulation on both public and private property be coordinated and designed to maximize safety, comfort, and aesthetics.

  - CD3-3 Building Entrances. We require all building entrances to be accessible and visible from adjacent streets, sidewalks or public open spaces.

  - CD3-5 Paving. We require sidewalks and road surfaces to be of a type and quality that contributes to the appearance and utility of streets and public spaces.

  - CD3-6 Landscaping. We utilize landscaping to enhance the aesthetics, functionality and sustainability of streetscapes, outdoor spaces and buildings.

- Goal CD5: A sustained level of maintenance and improvement of properties, buildings and infrastructure that protects the property values and encourages additional public and private investments.

  - CD5-1 Maintenance of Buildings and Property. We require all public and privately-owned buildings and property (including trails and easements) to be properly and consistently maintained.

  - CD5-2 Maintenance of Infrastructure. We require the continual maintenance of infrastructure.

**HOUSING ELEMENT COMPLIANCE:** The Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

**AIRPORT LAND USE COMPATIBILITY PLAN (ALUCP) COMPLIANCE:** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. The

proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the ALUCP. Any special conditions of approval associated with uses in close proximity to the airport are included in the conditions of approval provided with the attached Resolution.

**ENVIRONMENTAL REVIEW:** The Project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines and meets all of the following conditions: (a) the proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits and the area being developed is 0.86-acre, less than the maximum 5-acre threshold, and is substantially surrounded by urban land uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required utilities and public services.

**CONDITIONS OF APPROVAL:** See attached department reports.

## TECHNICAL APPENDIX:

**Surrounding Zoning and Land Use:**

| | *Existing Land Use* | *General Plan Designation* | *Zoning Designation* |
|---|---|---|---|
| *Site* | Parking Lot | Downtown Mixed-Use District | MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) |
| *North* | Office/Personal Services (Rojas Enterprises) | Downtown Mixed-Use District | MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) |
| *South* | Rail (Southern Pacific Transportation Company) | Rail | RC (Rail Corridor) |
| *East* | Ontario Museum of History and Art | Downtown Mixed-Use District | CIV (Civic) |
| *West* | Work/Live Lofts (Emporia Street Lofts) | Downtown Mixed-Use District | MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) |

**General Site & Building Statistics**

| *Item* | *Proposed* | *Min./Max. Standard* | *Meets Y/N* |
|---|---|---|---|
| *Project Area:* | 0.86-acre | N/A | Y |
| *Lot/Parcel Size:* | 0.86-acre | N/A | Y |
| *Building Area:* | 33,787 SF | N/A | Y |
| *Floor Area Ratio:* | 0.79 | 1.0 (Max.) | Y |
| *Building Height:* | 30 FT | 35 FT (Max.) | Y |

**Off-Street On-Site Parking:**

| ***Type of Use*** | ***Building Area*** | ***Parking Ratio*** | ***Spaces Required*** | ***Spaces Provided*** |
|---|---|---|---|---|
| ***Motor Vehicle Storage (Car Condos):*** | 27,756 SF | 1 space per Car Condo Unit | 20 | 20 |
| ***Restaurant/ Drinking Place (Tap Room):*** | 2,470 SF | 10 spaces per 1,000 SF (0.01/SF) of GFA | 25 | 9 |
| ***Office (Flex Space):*** | 3,455 SF | General Business Office – 4 spaces per 1,000 SF (0.004/SF) of GFA | 14 | |
| **TOTAL** | | | **59** | **29** |
| **Parking Deficit** | | | | **(-30)** |

**Downtown Parking Model Block Demand Analysis:**

| *Table 4: Available Public Parking with Proposed Use [Spaces – Demand = Surplus or (Deficit)]* | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Block*** | ***Off-Street Parking*** | ***On-Street Parking*** | ***6AM*** | ***7AM*** | ***8AM*** | ***9AM*** | ***10AM*** | ***11AM*** | ***12NN*** | ***1PM*** | ***2PM*** | |
| **67** | 60 | 32 | 90 | 87 | 82 | 74 | 75 | 74 | 74 | 74 | 74 | |
| **68** | 45 | 20 | 12 | 13 | 2 | 15 | 15 | 16 | 15 | 11 | 9 | |
| **71** | 27 | 11 | 12 | 13 | 12 | 4 | (3) | (9) | (12) | (14) | (13) | |
| **72** | 9 | 5 | 14 | 12 | 7 | 5 | 5 | (1) | (11) | (10) | (14) | |
| **Total Surplus/ (Deficit)** | **141** | **68** | **129** | **125** | **103** | **98** | **92** | **81** | **67** | **61** | **56** | |
| ***Block*** | ***Off-Street Parking*** | ***On-Street Parking*** | ***3PM*** | ***4PM*** | ***5PM*** | ***6PM*** | ***7PM*** | ***8PM*** | ***9PM*** | ***10PM*** | ***11PM*** | ***12MN*** |
| **67** | 60 | 32 | 76 | 82 | 86 | 89 | 90 | 90 | 90 | 90 | 92 | 92 |
| **68** | 45 | 20 | 12 | 2 | 2 | 5 | 13 | 12 | 18 | 22 | 21 | 19 |
| **71** | 27 | 11 | (12) | (9) | (8) | (10) | 6 | 6 | 6 | 6 | 6 | 6 |
| **72** | 9 | 5 | (3) | (7) | (2) | (4) | (11) | (8) | 14 | 14 | 14 | 14 |
| **Total Surplus/ (Deficit)** | **141** | **68** | **72** | **67** | **78** | **80** | **99** | **100** | **128** | **132** | **133** | **131** |

***Exhibit A—Project Location Map***



***Exhibit B—Tentative Parcel Map***

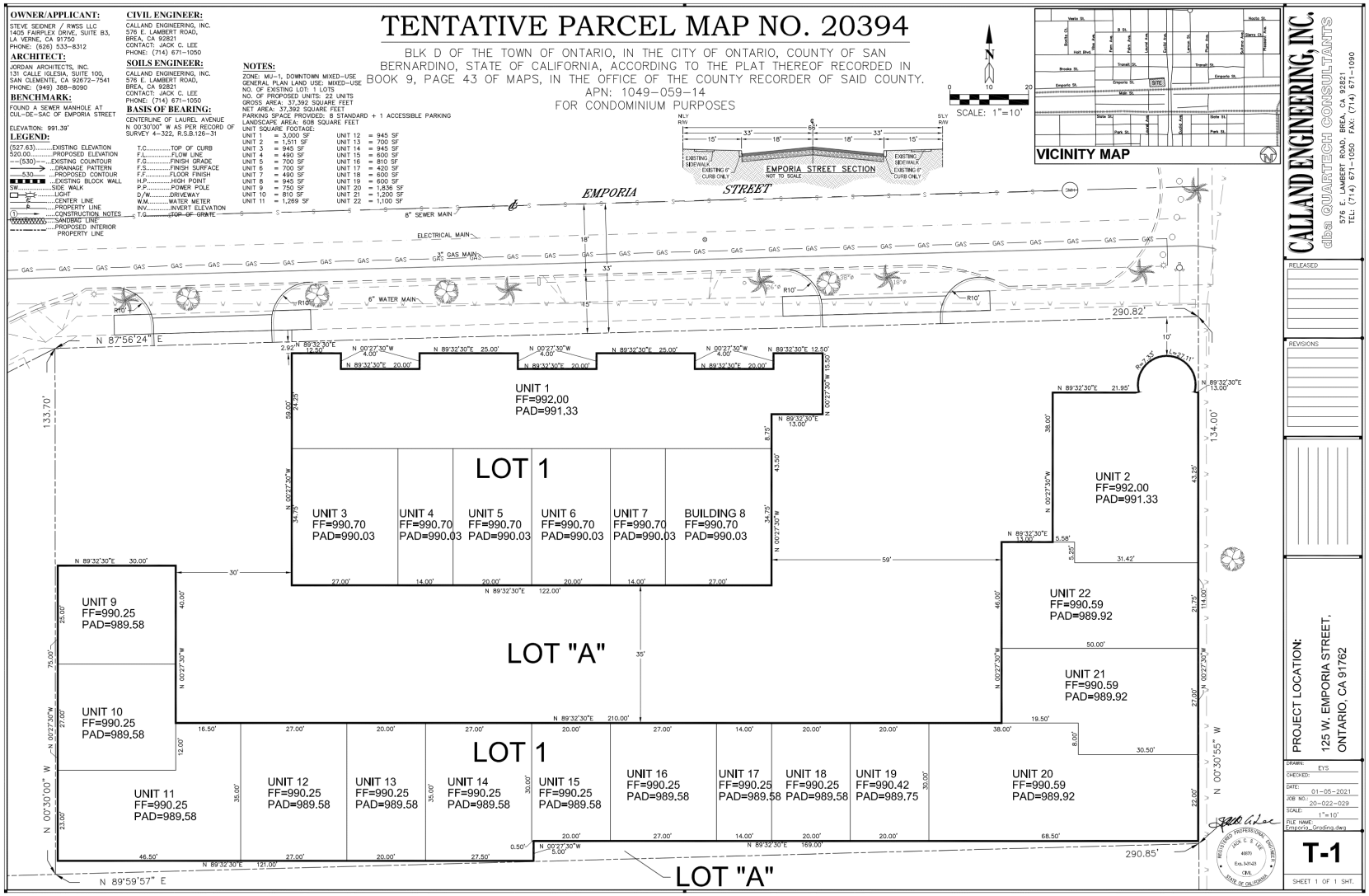
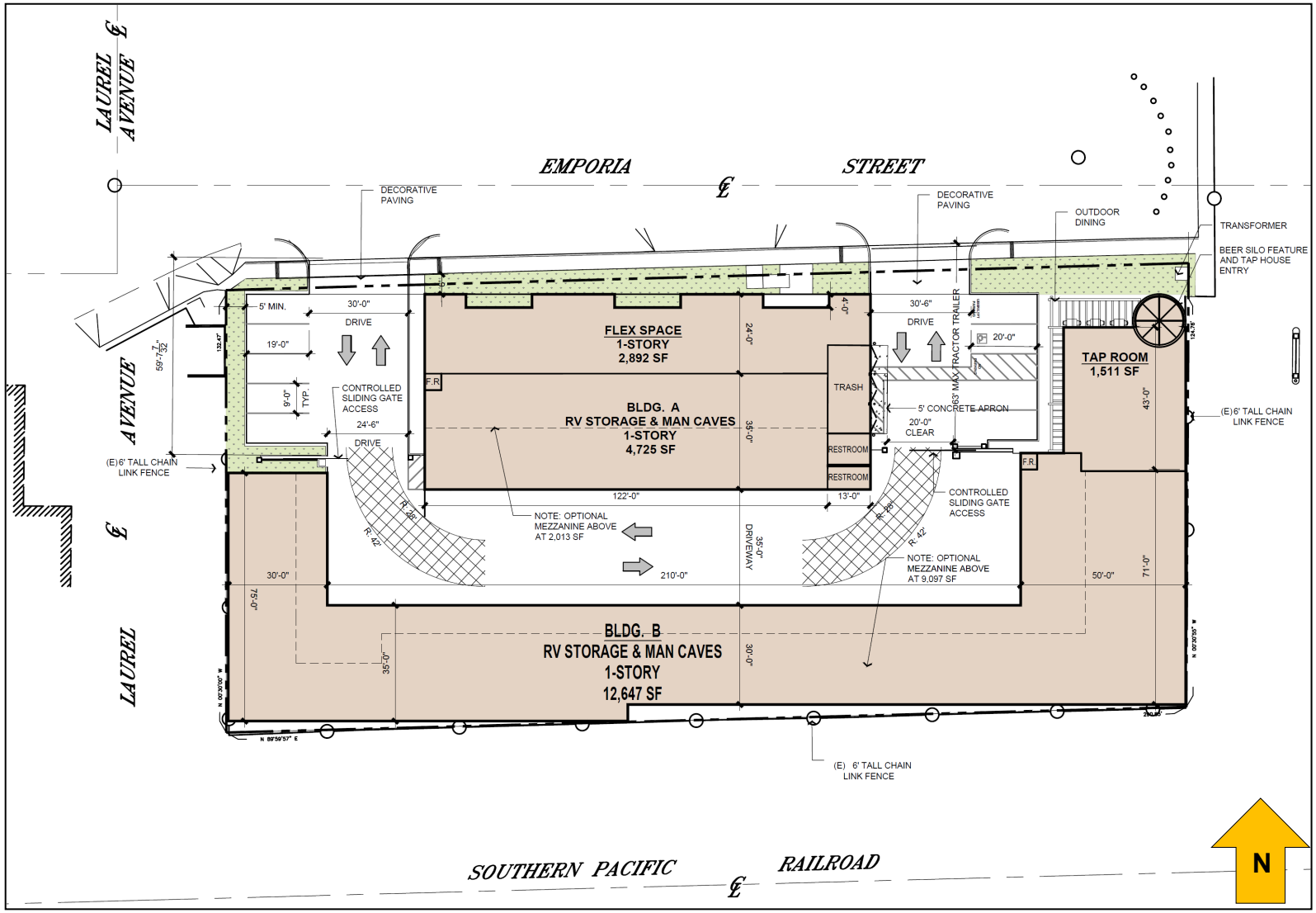
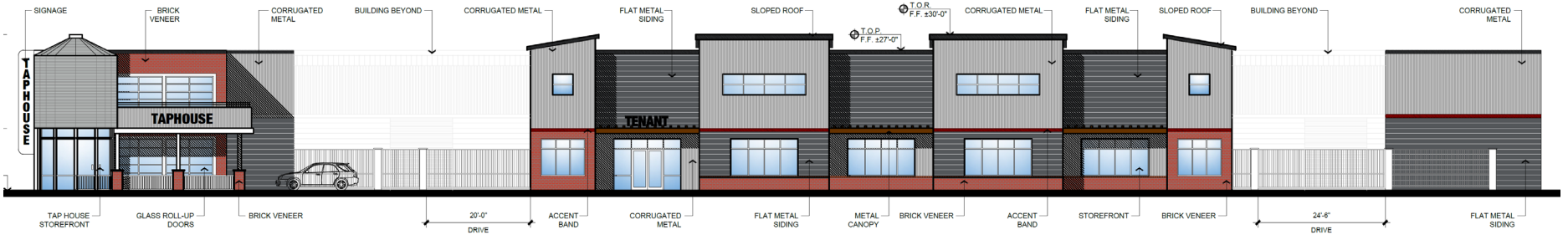


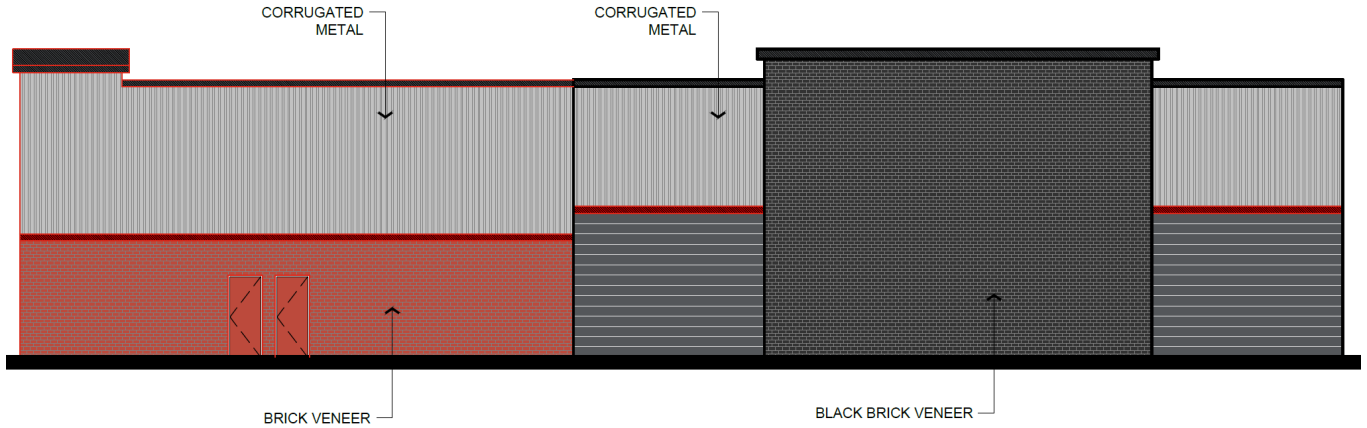
***Exhibit C—Site Plan***



## *Exhibit D—Conceptual Elevations*

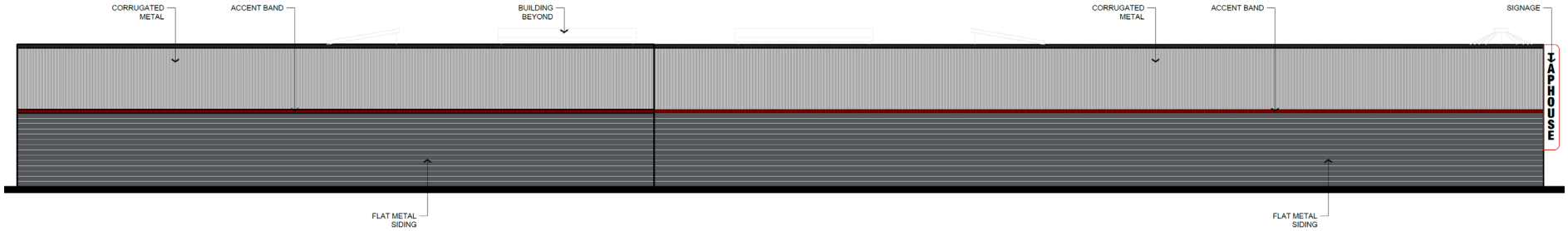



***North Elevation***

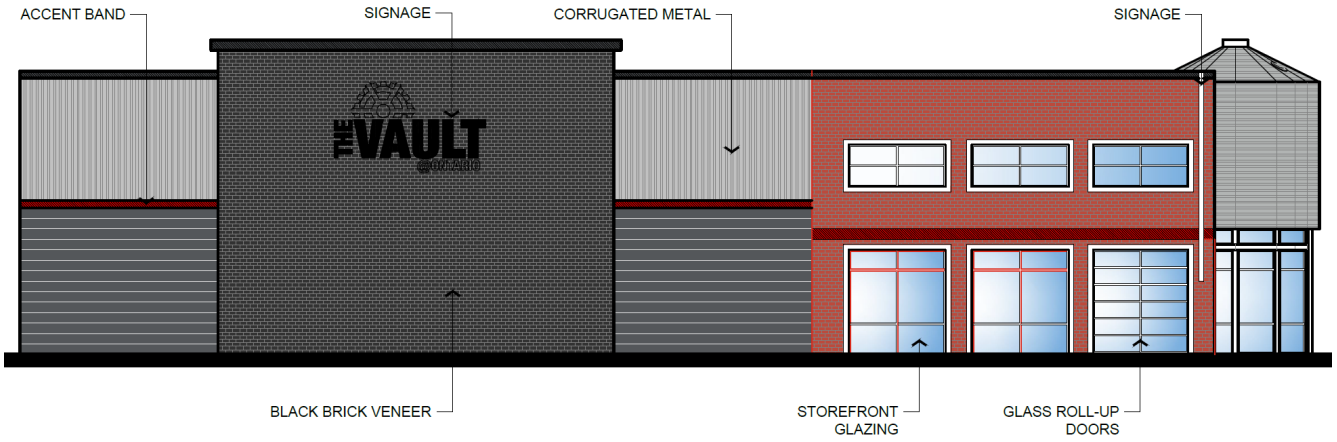



***West Elevation***

***Exhibit D—Conceptual Elevations (continued)***




***South Elevation***




***East Elevation***

***Exhibit E—Project Renderings***




***Northeast Corner of the Project Site on Emporia Street***




***Northeast Corner of the Project Site on Emporia Street***




***East Elevation on Euclid Avenue***

***Exhibit F—Landscape Plan***

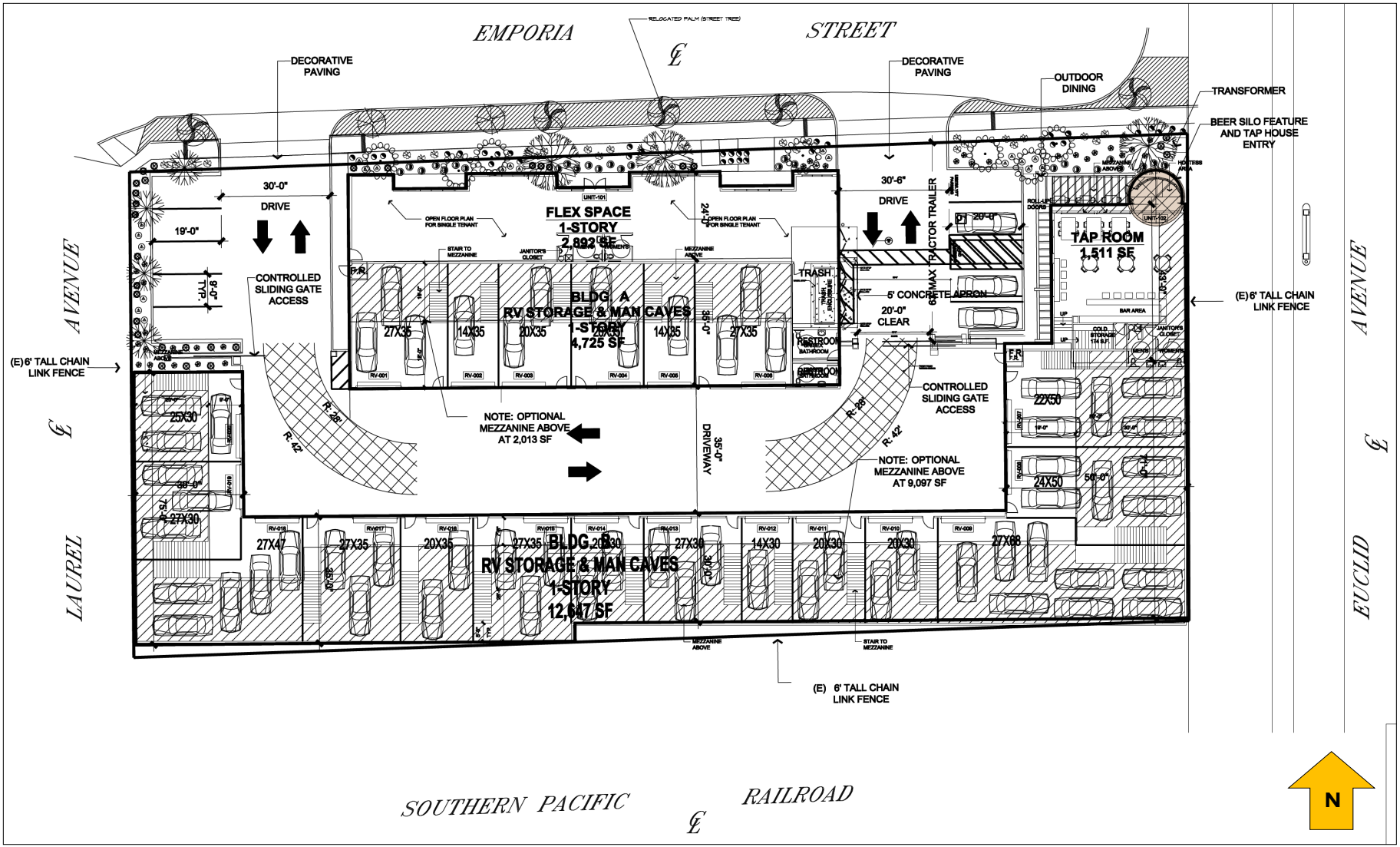


***Exhibit G— Downtown Parking Model Blocks Map***

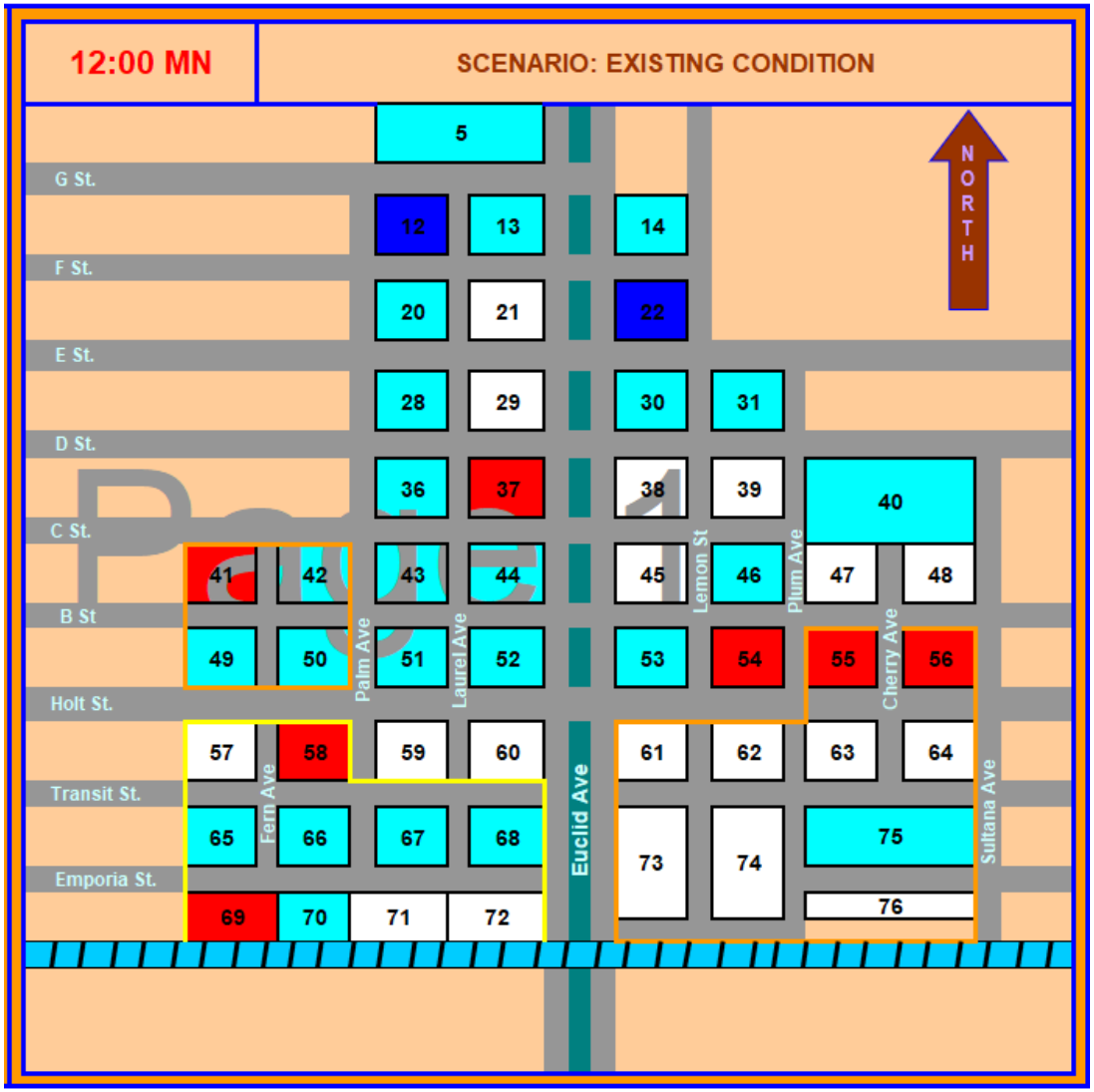
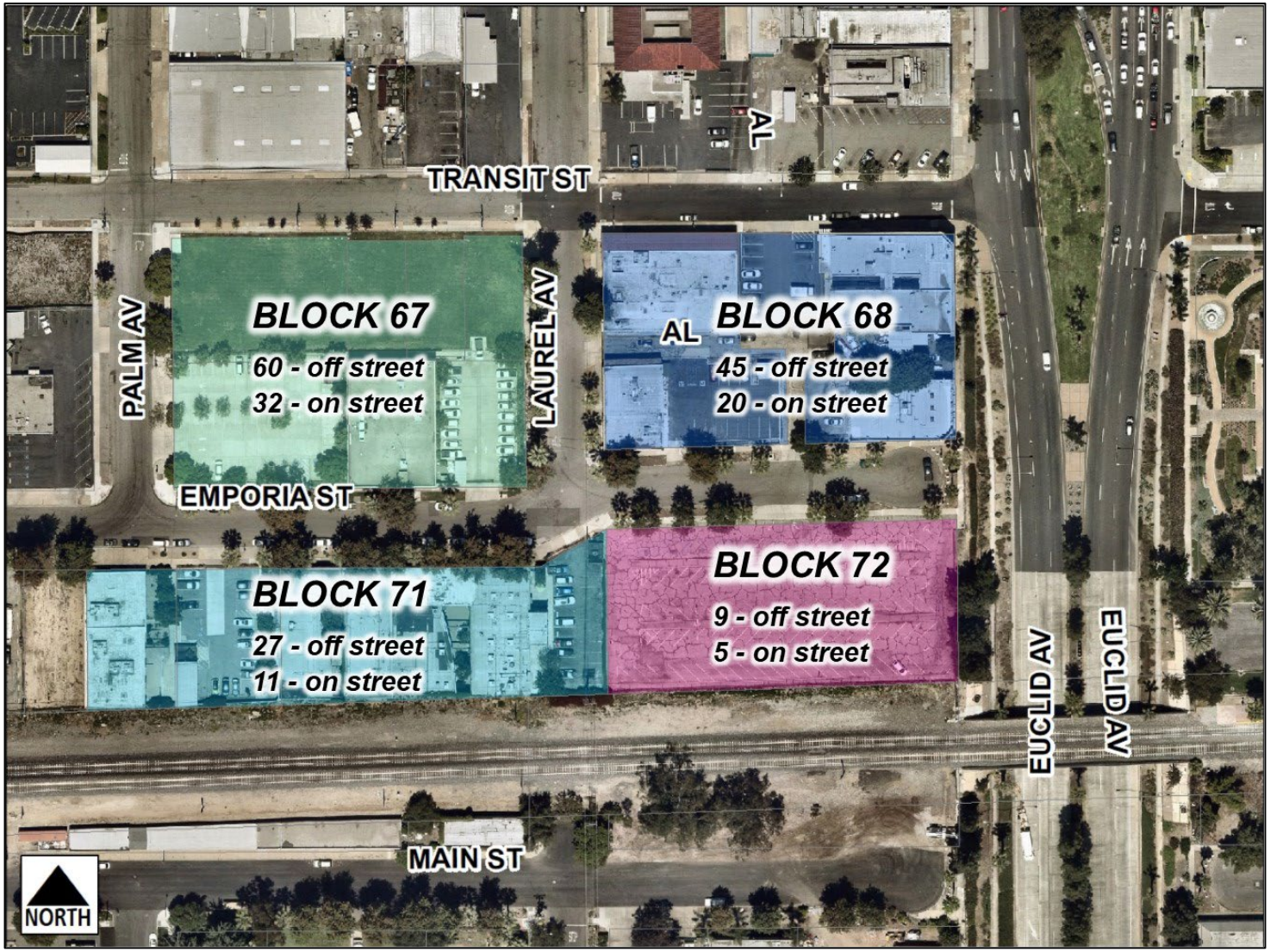


***Exhibit H— Downtown Parking Model Blocks Map: Blocks 67, 68, 71, and 72***



RESOLUTION NO. PC22-007

A RESOLUTION OF THE PLANNING/HISTORIC PRESERVATION COMMISSION OF THE CITY OF ONTARIO, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE FILE NO. PUD22-001, A PLANNED UNIT DEVELOPMENT (ART DISTRICT WEST PLANNED UNIT DEVELOPMENT) TO ESTABLISH DEVELOPMENT STANDARDS, DESIGN GUIDELINES AND INFRASTRUCTURE REQUIREMENTS ON 0.86-ACRE PROPERTY LOCATED AT 125 WEST EMPORIA STREET, WITHIN THE MU-1/LUA-2N (DOWNTOWN MIXED-USE/ARTS DISTRICT – NORTH) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-059-14.

WHEREAS, RWSS DEVELOPMENT LLC. ("Applicant") has filed an Application for the approval of a Planned Unit Development, File No. PUD22-001, as described in the title of this Resolution (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.86-acre of land located at the eastern terminus of Emporia Street, north of the Southern Pacific Railroad right-of-way, at 125 West Emporia Street within the within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts, and is currently developed with a paved public parking lot; and

WHEREAS, the property to the north of the Project site is within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning district and is developed with Office/Personal Services (Rojas Enterprises). The property to the east is within the CIV (Civic) zoning district and is developed with Ontario Museum of History and Art. The property to the south is within the RC (Rail Corridor) zoning district and is developed with a railroad for the Union Pacific Railroad. The property to the west is within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district and is developed with Work/Live Lofts (Emporia Street Lofts); and

WHEREAS, Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, where the historic character is prominent. The most intensive uses are envisioned along Euclid Avenue and Holt Boulevard. The Downtown Mixed-Use Area is the historic core of Ontario, which has a unique blend of historic, social, and cultural uses set in a compact street grid. The Downtown Mixed-Use Area includes the Civic Center, City library and surrounding diverse residential neighborhoods that provide increased demand for retail opportunities along Euclid Avenue, Holt Boulevard and B Street; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the approval of an Area Plan or Planned Unit Development (“PUD”)

prior to the development of properties within the Area. In compliance with this requirement, the Applicant has submitted the Art District West Planned Unit Development (included as Attachment A), which is consistent with this vision, and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to: [a] promote high standards in urban design; [b] encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and [c] ensure harmonious relationships with surrounding land uses; and

WHEREAS, the Art District West Planned Unit Development ("ADWPUD") is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. The ADWPUD will facilitate the development of retail and commercial services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area; and

WHEREAS, a PUD is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area; however, it is also unlike a Specific Plan in that a PUD is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project; and

WHEREAS, the Project was submitted in conjunction with a Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide 0.86-acre of land into a single lot to establish 22 commercial airspace condominium units, a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet, and a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act, commencing with Public Resources Code Section 21000 (hereinafter referred to as "CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the Planning/Historic Preservation Commission the responsibility and authority to review and make recommendation to City Council on the subject Application; and

WHEREAS, the Project has been reviewed for consistency with the Housing Element of the Policy Plan component of The Ontario Plan, as State Housing Element law (as prescribed in Government Code Sections 65580 through 65589.8) requires that development Projects must be consistent with the Housing Element, if upon consideration of all its aspects, it is found to further the purposes, principals, goals, and policies of the Housing Element; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 22, 2022, the Planning/Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND RESOLVED by the Planning/Historic Preservation Commission of the City of Ontario, as follows:

SECTION 1: ***Environmental Determination and Findings.*** As the recommending authority for the Project, the Planning/Historic Preservation Commission has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the Planning/Historic Preservation Commission, the Planning/Historic Preservation Commission finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines and meets all of the following conditions: (a) the proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits and the area being developed is 0.86-acre, less than the maximum 5-acre threshold, and is substantially surrounded by urban land uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required utilities and public services; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the Planning/Historic Preservation Commission.

SECTION 2: ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the recommending authority for the Project, the Planning/Historic Preservation Commission finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the Project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the Project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3: ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of Ontario approved and adopted the ALUCP, establishing the Airport Influence Area for Ontario International Airport (hereinafter referred to as "ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the recommending authority for the Project, the Planning/Historic Preservation Commission has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3]

Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the Planning/Historic Preservation Commission, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4: ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the Planning/Historic Preservation Commission during the above-referenced hearing, and upon the specific findings set forth in Sections 1 through 3, above, the Planning/Historic Preservation Commission hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Downtown Mixed Use land use district of the Policy Plan Land Use Map, and the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The City has required certain safeguards, and has required certain changes, which have been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** A thorough review and analysis of the proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements.

(4) ***In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access,***

***and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD, a thorough review and analysis of the proposed project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The proposed PUD addresses aspects of the project that are specifically related to the Development Plan proposed in conjunction with the PUD application, including necessary building setbacks, site access points, off-street parking and site circulation, and architectural character.

SECTION 5: ***Planning/Historic Preservation Commission Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the Planning/Historic Preservation Commission hereby RECOMMENDS THE CITY COUNCIL APPROVES the herein described Application, subject to each and every condition set forth in the Department reports attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6: ***Indemnification.*** The Applicant shall agree to defend, indemnify and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7: ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8: ***Certification to Adoption.*** The Secretary shall certify to the adoption of the Resolution.

- - - - - - - - - - - - - -

The Secretary Pro Tempore for the Planning/Historic Preservation Commission of the City of Ontario shall certify as to the adoption of this Resolution.

I hereby certify that the foregoing Resolution was duly and regularly introduced, passed and adopted by the Planning/Historic Preservation Commission of the City of Ontario at a regular meeting thereof held on the 22nd day of February 2022, and the foregoing is a full, true and correct copy of said Resolution, and has not been amended or repealed.

Rick Gage
Planning/Historic Preservation
Commission Chairman

ATTEST:

Rudy Zeledon
Planning Director and
Secretary to the Planning/Historic
Preservation Commission

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, Gwen Berendsen, Secretary Pro Tempore of the Planning/Historic Preservation Commission of the City of Ontario, DO HEREBY CERTIFY that foregoing Resolution No. PC22-007, was duly passed and adopted by the Planning/Historic Preservation Commission of the City of Ontario at their regular meeting held on February 22, 2022, by the following roll call vote, to wit:

AYES: Anderson, Dean, DeDiemar, Gage, Lampkin, Ricci, Willoughby

NOES: None

ABSENT: None

ABSTAIN: None

Gwen Berendsen
Secretary Pro Tempore

# ATTACHMENT A:

## File No. PUD22-001
## Art District West Planned Unit Development
## Departmental Conditions of Approval

*(Departmental conditions of approval to follow this page)*




# Art District West - The Vault
# Planned Unit Development

**Prepared By:**
**RWSS Development**
**1405 Fairplex Drive, Suite B3**
**La Verne, CA 91750**
**And**
**City of Ontario Planning Department**

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# 1. INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 0.86-acre parcel of land located on the southeast corner of Laurel Avenue and Emporia Street (see Exhibit 1-1, PUD Location Map).

The project site is located within the Ontario Plan Downtown Mixed-Use District, which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district, as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). The Art District West Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected property. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply. City staff and private developers will rely on this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives.

Exhibit 1-1: PUD Location Map

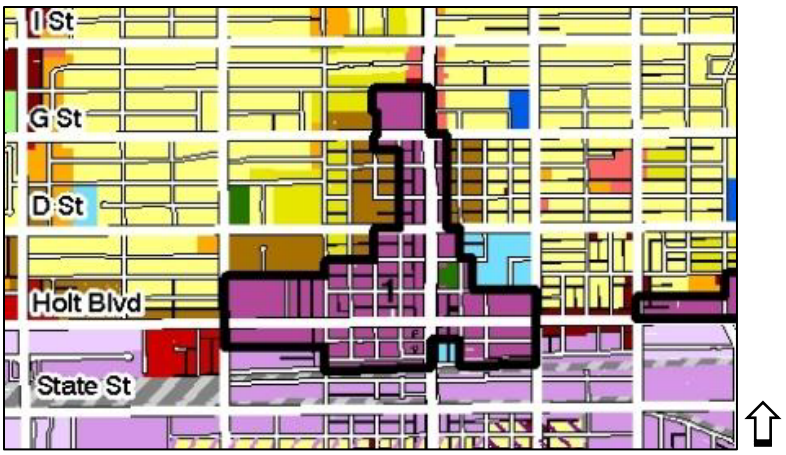


# 2. PUD OBJECTIVES

## 2.1 THE ONTARIO PLAN (TOP) CONSISTENCY

The Ontario Plan (TOP) Policy Plan (General Plan) designates the project area and surrounding properties as MU-1 (Downtown Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere where the historic character is prominent. The most intensive uses are envisioned along Euclid Avenue and Holt Boulevard. The Downtown Mixed-Use Area is the historic heart of Ontario, which has a unique blend of historic, social and cultural uses set in a compact street grid. The Downtown Mixed-Use Area includes the Civic Center, City library and surrounding diverse residential neighborhoods that provide increased demand for retail opportunities along Euclid Avenue, Holt Boulevard and B Street. The densities and intensities of the mixed-use designation represented within The Ontario Plan (TOP) are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development.

Exhibit 1-2: TOP Policy Plan Downtown Mixed-Use Area




The West Art District PUD is consistent with the principles, goals, and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

   On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is – *"A sustained, community-wide prosperity which continuously adds value and yields benefits."* Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City

Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A **Dynamic Balance** that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
2. A **Prosperous Economy** that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly – though not uniformly – shared.
3. **Distinctive Development** that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. **Recognized Leadership** in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

The Art District West PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support, the City's Civic Center area, new multifamily developments and surrounding existing residential neighborhoods by providing the increased demand for retail uses and artistic uses in a more pedestrian friendly atmosphere.

- The PUD will seek to ensure additional mix of retail uses in the downtown that will provide additional services to the surrounding community and Civic Center area.

Design Quality

- The PUD will require a well-designed project(s) that covey's visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways, sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond parking lots and future residential development/ or mixed-use projects in the downtown area. In addition, the Ontario Police Department requires that all lighting standards comply with a one-foot candle illumination to provide a level of security and public safety within the retail center.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

The PUD, through the development of retail, commercial uses and artistic uses, will help provide jobs to support the existing and new development within the surrounding downtown area.

Policies

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-way dedication for street widening.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

  TOP Mobility Element System (Figure M-1) identifies Holt Boulevard as a future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail, commercial and artistic uses that will provide a variety of goods and services to the surrounding community and the future Buss Rapid Transit (BRT) users.

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Policies:

- *LU2-1: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through the site planning, requires the that future building(s) developed on the site shall be placed along the frontage of Emporia Street to keep a buffer between the Southern Pacific Railroad to the south of the project and the future and existing developments to the north.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

  The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.* The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given

to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed-use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life.

The permitted uses within PUD have been established to provide retail, commercial and artistic uses to enhance the economic growth of downtown and serve the surrounding residential areas.

Policies:

- *CE1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.*

  The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown and surrounding residential areas. These retail, commercial and artistic uses that will help to revitalize the downtown area and enhance its economic growth by much needed commercial and retail opportunities.

CE2 Place-Making

Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

The PUD will seek to ensure a mix a retail, commercial and artistic uses that will provide a variety of goods and services for the downtown and surrounding area. The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic uses that provide opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

- Appropriate scale and massing
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

TOP Mobility Element System (Figure M-1) identifies Euclid Avenue as a future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail and commercial uses and business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users. The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedication for street widening.

Policies:

- *M3-4 Bus Rapid Transit (BRT) Corridors. We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan.*

  TOP Mobility Element System (Figure M-1) identifies Euclid Avenue as future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic,

vehicle and future BRT ensuring a mix of retail, commercial and artistic uses and business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users. The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedication for street widening.

COMMUNITY DESIGN

CD1 Image & Identity

Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- To provide flexibility the densities and intensities of the mixed-use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual that respect and complement the historic context of downtown.

Policies:

- *CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes*.

  The PUD will seek to ensure a mix a retail, commercial and artistic uses that will provide a variety of goods and services for the downtown and surrounding area. The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic uses that will provide opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

- *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting*.

  TOP Mobility Element System (Figure M-1) identifies Holt Boulevard as future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail, commercial and artistic business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users.

CD2 Design Quality

Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

Policies:

- *CD2-1 Quality Architecture.* We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

  The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks,

parking lot orientation, adequate refuse storage areas and well-designed street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center, Arts District and surrounding residential area. The PUD will seek to capitalize on the downtown location by ensuring a mix a retail, commercial and artistic uses that will easily accessed by pedestrians through downtowns unique grid street pattern design.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-way dedication and/or improvements.

- *CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.*

  The PUD development standards will ensure landscape design and materials will be used to enhance the aesthetics of structure(s), create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

  The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas

City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

## 2.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

The Center City Project Area encompasses the historic Euclid Avenue District, as well as East Holt Boulevard. Ontario's City Hall and surrounding Civic Center, Senior Center, Ovitt Family Community Library, the Museum of History and Art, Ontario Town Square, and the Law School of the University of La Verne are all within the Center City Project Area. Development is designed to create an immediate and positive identity transforming the area into a comfortable place to stroll and be seen.

The current goals of the Center City Project include:

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.

- Apply innovative mixed-use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.

- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed use development.

- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow.

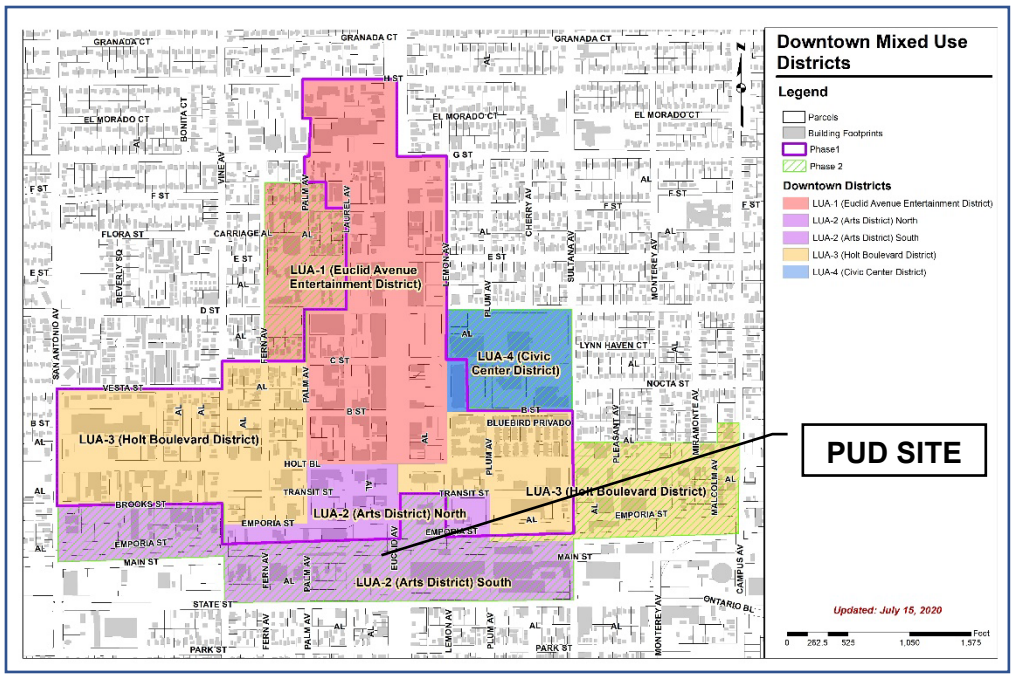
## 2.3 MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North)

The project is located within MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district (see Exhibit 1-3, MU-1 (Downtown Mixed Use) Districts Map). The Arts District is intended as a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants. The focus of the Area

is to increase the number of collaborated events and programs within the Area, with the intent to attract visitors, promote economic vitality, and boost revenue. Street fairs, artist festivals, restaurants, galleries, work/live lofts, breweries, and artisan co-ops will contribute to the physical and cultural diversity of the Arts District.

The Arts District North is intended to accommodate a mix of work/live lofts, artisan co-ops, restaurants, galleries, breweries, and other commercial uses intended to strengthen the economic base of the area.

Exhibit 1-3: MU-1 (Downtown Mixed Use) Districts Map




## 2.3 PUD DISTRICT PURPOSE AND OBJECTIVES

The Art District West Planned Unit Development (PUD) is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. This PUD will facilitate the development of retail, commercial and artistic services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area.

The objectives of the PUD District are to:

- Promote development projects that are consistent with the land use/downtown revitalization objectives of the Center City Redevelopment Project area.
- Promote the revitalization the downtown area and enhance its economic growth by creating retail uses within a historic downtown setting.

- Promote community retail, commercial and artistic uses to meet the needs of the downtown residents, Civic Center visitors and surrounding residential neighborhoods.
- Promote the development of outdoor patio as part of the commercial development providing for social and pedestrian interaction.
- Orient commercial buildings along the frontage of Emporia Street and Euclid Avenue to create an accessible urban edge and sense of arrival and appropriate relationships among new and existing adjacent land uses.
- Provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the project site.
- Incorporate a landscape to enhance and compliment the urban environment along Emporia Street and the Euclid Avenue slope along the eastern boundary of the site.

# 3. LAND USE PLAN

## 3.1 LAND USE DESIGNATION

This PUD establishes the MU-1 Commercial district and the land use designations, as shown on Exhibit 1-4, Permitted Use Table, for the project limits. Retail, commercial and artistic uses are strongly encouraged to accommodate a mix of artisan co-ops, restaurants, galleries, breweries, and other commercial uses intended to strengthen the economic base of the downtown area.

**Exhibit 1-4: PUD Land Use Plan**




## 3.2 PERMITTED USES

Table 3-1 (Permitted Uses) shows the allowable land use, activity or facility permitted within the Mixed Use 1 (MU-1) Commercial District of the Art District West PUD. A land use not listed in Table 3-1 shall be considered a prohibited land use. For a land uses like those listed in Table 3-1, but not expressly stated in the PUD, the Planning Director or her/his designee has the authority to make a determination of applicability of the similar land uses.

## Table 3-2: Permitted Uses

**"P"** (Permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"**C**" (Conditionally Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of the Ontario Development Code.

**"A"** (Administratively Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code.

**"NP"** (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| **MEDICAL** | | |
| Animal Hospital/Veterinarian | **NP** | |
| Medical Office | **NP** | |
| **MEDICAL OFFICE/FAMILY CLINIC** | | |
| Pharmacies and Drug Stores | **NP** | |
| Pharmacies and Drug Stores with Drive-thru Facilities | **NP** | |
| Industrial Clinic | **NP** | |
| **PUBLIC FACILITIES** | | |
| Police / Fire Station | **P** | |
| Police Storefront / Substation | **P** | |
| **RELIGIOUS** | | |
| Religious Assembly | **C** | |
| **NON-PROFIT/SERVICE ORGANIZATIONS 501 (C) (3) (PER DEVELOPMENT CODE SECTION 9-101305 N)** | | |
| Campaign Offices | **P** | |
| Charitable, Philanthropic, Service and Other Non-Profit Organization Offices | **P** | |
| Charitable Distribution Services (i.e. Food Banks, etc.) | **NP** | |
| **ALCOHOL** | | |
| Alcoholic Beverage Sales for Off-Premise Consumption | **C** | |
| Alcoholic Beverage Sales for On-Premise Consumption GFA than 10,000 SF | **A/C** | **1** |
| Alcoholic Beverage Sales for On-Premise Consumption GFA more than 10,000 SF | **C** | **1** |
| Liquor Store | **NP** | |
| **AUTOMOBILE RELATED SERVICES** | | |
| Automotive Parts and Accessories Stores (Retail Sales Only) | **P** | |
| Indoor Vehicle (Car Condos) storage and display | **P** | **3** |
| Automotive Services (i.e. Tune-Up, Emission Tests, Batteries, etc. No use of impact wrenches or other equipment that could create noise impacts.) | **NP** | |
| Minor Repair (i.e. Brakes, tires, radiators, electrical, etc.) | **NP** | |
| Gas Stations | **NP** | |
| Tire Stores | **NP** | |
| Car Wash – Full | **NP** | |
| **TELECOMMUNICATIONS FACILITIES** | | |
| Wireless Telecommunications Facility (Refer to the Development Code) | | |

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| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| **DAY CARE FACILITIES** | | |
| Commercial Daycare | **NP** | |
| **EATING DRINKING PLACES AND FOOD SERVICES** | | |
| Restaurants (Sit Down / Full Service) | **P** | |
| Banquet Facilities in conjunction with a restaurant | **P** | |
| Bar/Cocktail Lounge | **C** | |
| Tap Room, Pub, Wine Bar (Including Tastings) | **A** | |
| Fast Food | **P** | |
| Fast Food with Drive-thru Facilities | **NP** | |
| Caterers | **P** | |
| **ENTERTAINMENT AND RECREATION** | | |
| Live Entertainment (in conjunction with restaurant use only) – GFA than 10,000 SF | **A/P** | |
| Live Entertainment (in conjunction with restaurant use only) – GFA 10,000 or more SF | **C** | |
| **OFFICES** | | |
| Administrative, Professional, and Other Offices | **P** | |
| **RETAIL** | | |
| Antique Stores | **P** | |
| Art Galleries and Art Supply Store | **P** | |
| Art Dealers | **P** | |
| Beauty Supply Store | **P** | |
| Book Stores | **P** | |
| Hardware Store | **P** | |
| Camera and Photographic Supply Store | **P** | |
| Cigar and other Tobacco Products Store | **NP** | |
| Clothing and Accessory Stores | **P** | |
| Computer and Home Electronic Stores | **P** | |
| Convenience Store | **P** | |
| Florist | **P** | |
| Furniture Stores | **P** | |
| General Merchandise Stores | **P** | |
| Department Store | **P** | |
| Discount Variety Store | **NP** | |
| Guns and Ammunition Stores | **NP** | |
| Hobby, Toy and Game Store | **P** | |

## Table 3-2: Permitted Uses

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All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| Home Appliance Store | **P** | |
| Jewelry Store | **P** | |
| Luggage and Leather Goods | **P** | |
| Music and Video Stores | **P** | |
| Office Supply, Stationery & Gift Stores | **P** | |
| Pawnshop / Pawnbroker | **NP** | |
| Pet and Pet Supply Store | **P** | |
| Shoe Store | **P** | |
| **FOOD AND BEVERAGE STORES** | | |
| Bakery | **P** | |
| Delicatessen | **P** | |
| Convenience Market | **P** | |
| Grocery Store | **P** | |
| Specialty Food Stores | **P** | |
| **SERVICES** | | |
| Advertising Agency | **P** | |
| Data Processing Services | **P** | |
| Photography Studio | **P** | |
| Photocopying and Duplicating Services | **P** | |
| **FINANCIAL SERVICES** | | |
| Banks, Credit Unions and other Depository Institutions | **P** | |
| Banks, Credit Unions and other Depository Institutions with Drive-thru Facilities | **NP** | |
| Check Cashing | **NP** | |
| Check / Payday Advance | **NP** | |
| Money Transmitting | **NP** | |
| Other Financial Services | **NP** | |
| **PERSONAL SERVICES** | | |
| Barber Shop and Beauty / Nail Salon | **P** | |
| Dry Cleaners | **P** | |
| Laundry - Commercial | **NP** | |
| Pet Grooming | **P** | |
| Tailor | **P** | |
| Travel Agency | **P** | |
| **REPAIR SERVICES** | | |

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All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| Computer, Home Electronics, and Small Home Appliances (when ancillary to another use) | **NP** | |
| Electrical Equipment | **NP** | |
| Jewelry and Watches / Clocks | **P** | |
| Locksmith / Key Shop | **P** | |
| **MANUFACTURING** | | |
| Boutique/Artisan Small-Scale and Micro Manufacturing Facilities | **P** | **2** |
| **INFORMATION** | | |
| Sound (Audio) Recording Studio | **P** | |
| **RESIDENTIAL** | | |
| Multiple Family Dwellings | **NP** | |
| Second Dwelling Units | **NP** | |
| Senior Housing Developments | **NP** | |
| Single-Family Dwellings | **NP** | |
| Single Room Occupancy Facilities | **NP** | |
| Supportive Housing | **NP** | |
| Work/Live Units | **C** | |
| **EDUCATIONAL SERVICES, SCHOOLS AND INSTRUTION** | | |
| Public/Private Fine Arts Schools (nonacademic instruction, including music, dance, performing arts, drama, photography, ceramics, painting and sculpture) | **P** | |
| **Arts, Entertainment and Recreation** | | |
| Promotors of Preforming Arts, Sports and Similar (offices only) | **P** | |
| Independent Artist, Writers, and Performers (office only) | **P** | |

### Notes

1. In the MU-1 zoning district, live entertainment is administratively permitted only in conjunction with a bona fide restaurant or alcoholic beverage manufacturer's tasting room, tap room, pub or wine room.
2. See Ontario Development Code Section 5.03.037 (Artisan Small-Scale and Micro Manufacturing Facilities)
3. See Section 4.4 Car Condo (Vehicle) Store Regulations

# 4. DEVELOPMENT REGULATIONS

This section sets forth the standards to govern the placement, height, and bulk of permitted buildings and structures; to establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Unless otherwise stated herein, all development within the project area shall meet the applicable standards and requirements of the Ontario Development Code.

## 4.1 INTENSITY

Commercial retail uses within the mixed-use district are allowed a Floor Area Ratio (FAR) of up to 1.0. Floor Area Ratio is calculated by dividing the building square footage by the net lot area (after right-of-way dedications).

## 4.2 BUILDING HEIGHT

The buildings within the MU-1 PUD Commercial district area shall be a maximum of 35 feet or consistent with scale and height of the adjacent buildings along Emporia Street. Architectural projections, such as parapet articulations, cornices, towers, etc. may be constructed at a height of 25% above the prescribed height of the zoning district.

## 4.3 BUIDING\PARKING SETBACKS

All setbacks shall be measured from the ultimate property lines after all dedications to develop streets to the ultimate right-of-way width (Table 4-1, Building Setback(s)). Placement of buildings, structures, fences, walls, utility facilities, yards, etc. will be based on the street right-of-way and property line dimensions.

| Table 4-1: Building(s) Setbacks | | |
|---|---|---|
| **MU-1 Commercial District Development Standards** | | |
| **Requirements** | **MU-1 Commercial District** | **Additional Requirements** |
| **Building Development Standards** | | |
| 1. Emporia Street Setback | 0 Feet Minimum<br>3.5 Feet Maximum | Building Architectural features/ awnings may encroach into the right-of-way, subject to the California Building Code requirements. |
| 2. Euclid Avenue Street Setback | 0 Feet Minimum<br>5 Feet Maximum | Building Architectural features/ awnings may encroach into the right-of-way, subject to the California Building Code requirements.<br>Edge of slope (right-of -way), along the Euclid Avenue Street side frontage, shall be landscaped. |
| 3. Interior Side Property Setbacks<br>4. Rear Property Setbacks | 0 Feet Minimum<br>0 Feet Minimum | Setback areas shall be landscaped |
| **Site Development Standards** | | |
| 1. Minimum Landscape Coverage | N/A | All setback areas, building entry areas shall be landscaped. |
| 2. Minimum Parking Space or Drive Aisle Setbacks to face of curb | 5 feet | Setback areas shall be landscaped. |
| 3. Minimum Parking Space or Drive Aisle Setbacks to Interior Side Property Lines | 5 Feet | Setback areas shall be landscaped. |
| 4. Minimum Parking Space or Drive Aisle to buildings, walls or fences | 5 Feet | Setback areas shall be landscaped. |

## 4.4 LANDSCAPING

Landscaping elements provide significant contributions to the aesthetic quality and character of the Art District West PUD, with respect to public and private spaces. Detailed landscape/irrigation plans shall be included in the Development Plan submittals for the PUD. The plan shall specify all landscape and hardscape elements for the development plan site and indicate how the improvements will coordinate with the other sites within the PUD. The landscape plans shall show the location of all ground mounted utility structures such as transformers, back flow prevention devices, trash enclosures, and HVAC equipment and indicate the methods for screening these items. All utility structures and equipment shall be screened from view of the public streets and adjacent development.

Water conservation shall be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees shall be used to reduce heat gain on buildings, paving and parking areas. The plan shall identify all existing trees on site and preserve them where possible. The landscape design shall meet the requirements of the Landscape Development Standards outlined in the Ontario Development Code and shall create well-functioning spaces within a sustainable design.

Landscaping shall be used on the site to show transition from adjacent uses, define a circulation pattern on the lot, screen the parking lot from the street, highlight entries, provide shade for parking as well as outdoor seating areas, and to soften the appearance of the building.

Developments shall comply with the following:

- All setback areas, building entry areas shall be landscaped.
- At a minimum, landscaping shall include 15-gallon trees planted no more than 20 FT on center, within minimum 5-FT wide planters.
- A suitable plant material (grasses, ivy, etc.) should be used as ground cover in planters.

Street trees shall comply with the variety, size, and spacing as directed by the City of Ontario Master Street Tree Plan.

4.5 EQUIPMENT AND MECHANICAL SCREENING

All roof mounted and ground mounted equipment shall be fully screened from view of the public street and adjacent developments. The location of items shall be designed to allow screening with landscape materials, walls, architectural features, parapet walls, etc. Screening shall be designed to be integrated into the design of the project.

Ladders for roof access shall be mounted on the inside of the building or shall be completely concealed from public view.

4.6 FENCES AND WALLS

Fences and walls within the project area shall be made of decorative materials which are compatible with the overall architectural character of the development within the PUD area. All fences and walls shall be in scale with the development to fulfill such needs as screening and security.

Fences, walls and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. All decorative walls, monuments and/or other similar features shall not encroach into the public street right-of-way.

Walls shall be limited to a maximum of four (4) feet in height within any street frontage areas. Interior or rear walls shall be a maximum of six (6) feet in height.

Walls shall be an integral design of the building architecture and feature similar finished material, reveal lines, trim, etc.

4.5 CAR CONDO (VEHICLE) STORAGE REGULATIONS

Car Condominiums are space you own and customize – much more than just a place to house your car; they're a lifestyle (Artform) that is being embraced by car aficionados of all sports, classic, racing, exotics, hot rods and collectible cars. Car Condos works similar to a regular condominium. The developer handles the permits and construction, and then the buyer builds out the inside of the unit the way they want.

Car Condos offer car enthusiasts a safe, secure and private space to store and display their vehicles, other motorized toys and treasures. The condo units can be customized to include a loft area for an office, TV viewing area and refreshment kitchenette area.





The following standards shall govern the establishment and operation of Car Condos (Vehicle Storage) are intended to result in facilities that are well designed, maintained and enhance the Arts Districts area in which they are located in.

Car Condo (Vehicle Storage) facilities shall comply with the following:

1. Covenants, Conditions, and Restrictions (CC&Rs) will be required to be recorded for the condominium car units and subject to City review and approval. CC&Rs shall include the following:

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owner's association and the CC&Rs shall be reviewed and approved by the City.

CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;

**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line

or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

**(iii)** Shared parking facilities and access drives; and

**(iv)** Utility and drainage easements.

**(c)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(d)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(e)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

2. All motor vehicle storage shall include the keeping of automobiles, trucks, vans, recreational vehicles and watercraft, motorcycles, trailers, forklifts, and any inoperative vehicle, regardless of vehicle type.
3. The indoor storage of motor vehicles shall comply with all applicable requirements of the fire and building codes.
4. Any use that creates excessive noise, dust, hazardous materials or pollutants, or result in obvious fire hazards or negatively impact the reasonable use and enjoyment of other units are not permitted.
5. Minor vehicle maintenance (oil change, detailing, tune-ups, etc.) is allowed provided that the work does not reasonable interfere or negatively impact other units. Painting, bodywork or welding is not permitted.
6. Car washing is allowed, subject to National Pollutant Discharge Elimination System (NPDES) and City regulations.
7. The units may not be used for residential living. Loft office areas, kitchenette (sink, refrigerator, microwave) TV lounge areas, bathrooms and showers are permitted.
8. All vehicles, trailers and/or accessories must be stored within the enclosed unit. No outside storage is allowed.
9. Retail sales or commercial office uses from units is prohibited.
10. Retail or wholesale sales of vehicles from units is prohibited.
11. No exterior sign, placard, picture, advertisement, name or notice may be installed or displayed on any part of the outside exterior of a unit.

# 5. CIRCULATION, PARKING, & INFRASTRUCTURE

Access to the site will be limited to Emporia Street only.

## 5.1 PEDESTRIAN CONNECTIONS

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways/sidewalks, along Emporia Street, to connect to the residential, work\live lofts and commercial developments surrounding the PUD area.

## 5.2 PUBLIC RIGHT-OF-WAY IMPROVEMENTS

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include but are not limited to the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, streetlights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a development.

## 5.3 INFRASTRUCTURE

There is an existing 6-inch water line within Emporia Street that shall serve the PUD site, which connects to a 4-inch STL in Laurel Avenue (undersized). The water main will be required to be upsized, possibly to a 12-inch - required size and limits to be determined by the fire flow test. However, it is likely that the upsize will take place from the intersection of Holt Boulevard and Laurel Avenue, south to the intersection of Emporia Street and Laurel Avenue, due east to the end of the cul-de-sac to provide adequate fire service.

Wastewater flows for the PUD site will be designed to use an existing 8-inch sewer line located within Emporia Street.

On-site stormwater drainage facilities shall be provided to capture and infiltrate a 2-yr, 24-hour storm event, consistent with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements for new development projects. Stormwater capture and infiltration facilities may include the utilization of vegetated swales, depressed landscaped basins, pervious concrete pavement or underground stormwater retention/infiltration vaults. All building roof and paved area runoff shall be directed into depressed landscaped swales, trenches or basins, within the development, in order to comply with the requirement to capture and infiltrate the 2-yr, 24-hour storm event runoff.

The Applicant/Developer will be responsible to design and construct street improvements, along property frontage of Emporia Street, in accordance with conditions issued by City’s Engineering Land Development Division. These, and all other street improvements required herein, shall include, but not limited to, concrete curb and gutter, sidewalk, LED streetlights, signing and striping, and parkway landscaping.

Existing Street light fixtures, along Emporia Street will be required to be replaced with City-approved LED equivalent fixtures. Refer to the Traffic and Transportation Design Guidelines for LED fixture requirements. The type of street lighting will be determined at the time of development.

## 5.4 PARKING

Parking shall be provided on-site at the rates required by the City of Ontario Development Code. One parking space within each Car Condo Unit may be counted towards required parking for vehicle storage use. In addition, the Downtown Parking Model may be used to obtain required parking for uses within the PUD.

The Downtown Ontario Parking Model was created in 2002 to provide a means of assessing parking demand and capacity in the downtown area. As in most downtowns, on-site parking is not typically attainable due to as-built conditions, including small lots, historic buildings with no setbacks, alley loaded streets, and excessive lot coverage. The Excel-based parking model specifically evaluates demand based on land use and capacity at maximum build out on an hour-by-hour and block-by-block basis. The model provides an estimate of parking availability (on-site and street parking combined) with shared parking within the downtown district as the premise.

# 6. DESIGN GUIDELINES

The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality commercial development. The guidelines compliment the mandatory development standards contained in Subsection 4 (Development Regulation) above.

Design principles and examples of desired styling elements to guide the development within the downtown are set forth in the Downtown Ontario Design Guidelines ("Guidelines"), adopted by the Ontario City Council on August 18, 1998. The design guidelines in this PUD are general in nature and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s). As such, some variations from the Guidelines are permitted, provided that the integrity of the urban design and historic preservation principles is not compromised. To safeguard the integrity of the historic district, a Certificate of Appropriateness is required for development.

## 6.1 SITE DESIGN

The site design shall minimize pedestrian/vehicle conflicts by creating opportunities for building entry plazas, outdoor dining, and landscaped pathways that promote safe and convenient pedestrian movement.

## 6.2 BUILDING ORIENTATION

Buildings should be oriented towards Emporia Street. Frontages should be enhanced with entry elements, interesting architecture, enhanced materials, and pedestrian scale to provide connection between the development and the street. Windows and entries should face the street avoiding blank walls dominating public views. Stores with entries not visible from the street may be oriented towards pedestrian open space. The building entries may be located on the side of the building so long as strong pedestrian connection is maintained through wide walkways, enhanced pavers, plazas, appropriately scaled lighting and/or other similar features. Rear entrances, if needed, should be secondary in nature.

## 6.3 BUILDING STREET SIDE SETBACKS

The sides of buildings along street edges shall be landscaped within the setback to soften the building's appearance as well as designed with windows or design elements.

## 6.4 STREET FRONTAGE AND PARKING LOTS

Parking lots should generally be placed away from streets. Street frontages shall be broken up with buildings, landscaping, plazas, and other pedestrian features. Continuous parking lots along the street frontage should be avoided. Any parking along street edges shall be setback with a landscaped buffer to minimize the dominant feeling of the automobile along the street. Continuous

parking stalls may be interrupted by landscaped islands no more than 10 stalls apart. Parking lots are encouraged to be interconnected rather than separated for each building. Separated parking lots encourage customers to drive from store to store. Parking lots shall not be visible from the Euclid Avenue corridor.

## 6.5 SERVICE AND STORAGE AREAS

Loading areas and storage areas are to be located behind or to the side of buildings (West side) siting onto Emporia Street. These features must be screened with walls and landscaping as much as possible from public view of streets, residences, and pedestrian walkways. Loading areas and storage areas should not conflict with pedestrian walkways.

## 6.6 REFUSE CONTAINERS

Refuse containers and equipment shall be easily accessed by service vehicles. Service facilities such as trash enclosures, loading zones and yard areas shall be designed, located and oriented to have a minimal visual impact on the development within the PUD area. Trash enclosures shall be designed to coordinate with the architecture, colors and materials of the style of the development and shall be located to provide adequate access for trash pickup without encroaching on access drives or landscaped areas. Trash enclosures shall be designed and constructed with a solid roof cover which shall also be designed to match the architecture of the development. The enclosure may be designed to be incorporated into the building, subject to City review/approval, in order to scree the enclosure appropriately.

## 6.7 SIDEWALKS

Sidewalks shall be located along natural pedestrian travel paths. Sidewalks should be a minimum of 5’ wide along pedestrian pathways.

## 6.8 ARCHITECTURAL CHARACTER\DETAILS

The project area is located within Ontario’s historic downtown area and shall comply with the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Education Center, a mixed-use area with a focus on commercial, retail, public, and educational uses.

The design principles and desired architectural features for the mixed-use blocks are derived from the architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials and colors. Those guidelines, together with the following, shall be incorporated into the Development Plans and Certificates of Appropriateness for each block, subject to final interpretation by the Planning/Historic Preservation Commission and City Council.

Architectural Character

- Create an architectural character that compliments the various styles within the historic downtown by using similar proportions, building details and building material.
- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.
- The overall character should feel like a modern interpretation of a traditional American small town.
- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged.

Massing & Scale

- Employ simple, yet varied massing, with wall openings that create shadow line and provide visual relief. Monolithic buildings and extensive blank wall surfaces are not allowed.
- Emphasize massing and height of corner elements
- Building increments should be a maximum of 50 feet in width. Buildings that exceed fifty
- (50) feet of frontage should use various architectural devices to replicate the building increments and pattern of the existing downtown including horizontal breaks and offsets every 25 to 50 feet
- The upper portion of the buildings should reflect the same increment of articulation as the ground level (storefront level)
- The cornices and moldings at the top of facades should also reflect the vertical massing (increments) of the building
- Use strong and identifiable building forms to demarcate street intersections for instance, a taller building mass, tower element/clock tower, or cupola may be considered.
- Where adjacent buildings will be of varying heights, they should be sensitively designed to promote a compatible transition in massing and avoid abrupt changes in scale along the streetscape.

Articulation & Fenestration

- Design buildings with 3-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
- Differentiate between the base, middle and top levels of a building; for instance, street-oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
- Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration (windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
- Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.

- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.

Architectural Details

- Use architectural details to enhance a building's appearance. Careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.
- Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays. These are required at public entrances and along heavily trafficked outdoor areas.
- Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked-on."

Storefront Guidelines

- Storefronts should provide an individual look for each store or establishment while still blending in with the overall design.
- Storefronts shall incorporate high quality building materials. A durable base material (18 inches high min.) such as brick, tile, exterior cement plaster, or pre-cast architectural concrete shall be used. Storefront glazing and exterior plaster shall not terminate at the ground plane.
- Storefront glazing shall be clear glass to permit clear views into the interior space. The amount of such glass shall provide a balance between high visibility into the store interior and architectural character/quality.
- Entrance doors shall be of a traditional style and transparent as possible; however, an all glass door is prohibited.
- No part of any open doors shall extend into the public right-of-way.
- Storefront openings should not exceed 30 feet in width without the interruption of a vertical building element (column or wall).
- Storefront openings may extend up to 16 feet in height; the height should range from 8 to 16 feet.

Materials & Colors

- Use materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, wood, stone veneers or stucco are preferred.
- To create visual interest, use at least 3 different building materials on building facades. Materials may be used to highlight a building entrance or distinguish the building base.
- Any awnings shall be comprised of durable, heat, dust and mildew-resistant canvas materials that are designed to withstand the rigors of the Ontario climate. Vinyl or other shiny materials are prohibited. However, canopies are preferred over awnings.

Roofs/Rooftop Equipment

- Express roofs in a visually interesting manner that complements the composition of the building and surrounding area, (i.e., use sculpted roof forms or a strong and attractively detailed cornice).
- Locate and/or screen rooftop equipment, including ladders and antenna devices, so that it is not visible from streets and adjacent buildings; methods of rooftop screening should be integral to the building's form.
- All mechanical units shall be screened from public view and from adjacent existing buildings (preferably with roof forms).
- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match finish roof material.

## 6.9 OUTDOOR DINING AREAS

Outdoor dining areas adjacent to a street level eating or drinking establishment are encouraged along Emporia Street and Euclid Avenue. Any such areas shall be designed in accordance with the provisions set forth in Section 2A.7 of the Downtown Ontario Design Guidelines, plus any additional features that may be required as part of on-sale alcoholic beverages. Outdoor dining along Euclid Avenue, if proposed within the rights-of way, will require an agreement with the California Department of Transportation, since this is street is within a State right-of-

## 6.10 SIGNS

All commercial signs shall be designed in accordance with the criteria set forth in Section 2C of the Downtown Ontario Design Guidelines.

## 6.11 LIGHTING

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.

On-site lighting must be directed away or shielded from adjacent streets, and adjacent properties. All exterior lighting shall be of an indirect nature, coming from under eaves and canopies, or at ground level, with in landscaped areas.

Exterior lighting fixtures should be a decorative and reinforce the architectural style of the building.

Light standards less than 15 FT in height (including lighting bollards) should illuminate all street sidewalks and connecting walkways and are encouraged throughout the project.

# 7. HISTORIC PRESERVATION

## 7.1 HISTORIC CONTEXT AND BACKGROUND

The project area that comprises the PUD established by this document is located within the City's Historic Downtown District. Founded by the Chaffey Brothers in the 1880's, Ontario was a coined a "model irrigation colony" by an Act of Congress in 1904. The Chaffey Brothers bought 6,218 acres of the Cucamonga Ranch in 1882 after the Southern Pacific Railway extended its service to the west. Approximately 640 acres were set aside for the community of Ontario, with half of that endowed to the Chaffey Agricultural College. The rest of the acreage was utilized as agricultural land. The primary feature of the Chaffey city plan was the two-hundred-foot-wide Euclid Avenue. Several innovations included the provision for water rights for each landowner, electric lights, and an electric railway. The gravity Mule Car that ran along the length of Euclid from 1888 to 1895 provided interest to its visitors as did the historic fountain that displayed Ontario's water supply system. The median still exists today and has been a center of public activity since its inception. The present downtown took shape from the original irrigation system and land subdivision pattern established by the Chaffey Brothers in the 1880's as it grew evenly northwards away from the railroad lines. The area within the current Downtown almost exactly matches the original boundaries of the Model Colony.

As a part of the recognition of Ontario's rich heritage, the City Council in July 1991 adopted a Historic Preservation Ordinance. The purpose of the Ordinance was:

1. To safeguard the City's unique historical heritage as embodied and reflected in the City's architectural history and patterns of cultural development;
2. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of Historical Resources; and
3. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment.

The PUD area has side street frontage along Euclid Avenue. The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001 by the Ontario City Council. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a significant cultural landscape. The public right-of way includes north and south bound streets, sidewalks, light fixtures, parkways, median, trees, and stone and concrete curbs and gutters. Contributing character-defining features include the 60-foot wide median, historic rock curb, scored sidewalks, King standard light posts, double planting of California pepper trees (Schinus molle), silk oaks trees (Grevillea robusta), and other mature vegetation such as deodar trees (Cedrus deodara) and Canary Island palms (Phoenix canariensis). All proposed developments within the PUD area will require a Certificate of Appropriateness to

ensure alterations and building forms (design, scale/massing and site layout) are appropriate to the character of the historic Euclid Avenue frontage (Right-of-way).

## 7.2 EXISTING HISTORIC RESOURCES

The PUD area does not contain any potential or proposed historic resources. However, the area is located within the Proposed Downtown Historic District. As such, a Certificate of Appropriateness will be required with all proposed developments within the PUD area to ensure no adverse impacts to the proposed and designated historic resources occur as a result of development. Infill and new construction, including building forms (design, scale/massing and site layout) and architectural elements, shall be developed in a manner that adheres to the Secretary of Interior Standards for the Treatment of Historic Resources, the City of Ontario Development Code, and the Ontario Design Guidelines.

# 8. ADMINISTRATION

## 8.1 ITEMS NOT ADDRESSED IN PUD

Any terms, requirements, or regulations not addressed within the PUD document shall be governed by the City of Ontario Development Code, the regulations of the Mixed-Use zones and City Standards.

## 8.2 DEVELOPMENT APPLICATIONS

Development Plans for the development of each individual parcel within the PUD area, along with fees and other required items, shall be submitted for review and approval per the requirements contained in Chapter 2, *Administration and Procedures*, of the City of Ontario Development Code and the General Application.

## 8.3 ADMINISTRATIVE EXCEPTIONS

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator. Any deviation that is greater than (10%) percent shall require Variance approval.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ONTARIO, CALIFORNIA, APROVING FILE NO. PUD22-001, THE ARTS DISTRICT WEST PLANNED UNIT DEVELOPMENT, ESTABLISHING DEVELOPMENT STANDARDS, DESIGN GUIDELINES, AND INFRASTRUCTURE REQUIREMENTS FOR 0.86-ACRE OF LAND LOCATED AT 125 WEST EMPORIA STREET, WITHIN MU-1/LUA-2N (DOWNTOWN MIXED-USE/ARTS DISTRICT – NORTH) AND EA (EUCLID AVENUE OVERLAY) ZONING DISTRICTS, AND MAKING FINDINGS IN SUPPORT THEREOF—APN: 1049-059-14.

WHEREAS, RWSS DEVELOPMENT LLC ("Applicant") has filed an Application requesting approval of the Arts District West Planned Unit Development, File No. PUD22-001, as described in the title of this Ordinance (hereinafter referred to as "Application" or "Project"); and

WHEREAS, the Application applies to 0.86-acre of land located at the eastern terminus of Emporia Street, north of the Union Pacific Railroad right-of-way, at 125 West Emporia Street, within the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and EA (Euclid Avenue Overlay) zoning districts, and is currently developed with a paved public parking lot; and

WHEREAS, the Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere, where the historic character is prominent. The most intensive uses are envisioned along Euclid Avenue and Holt Boulevard. The Downtown Mixed-Use Area is the historic core of Ontario, which has a unique blend of historic, social, and cultural uses set in a compact street grid. The Downtown Mixed-Use Area includes the Civic Center, City library and surrounding diverse residential neighborhoods that provide increased demand for retail opportunities along Euclid Avenue, Holt Boulevard, and B Street; and

WHEREAS, the Policy Plan specifies that the Downtown Mixed-Use Area is to be implemented through the adoption of an Area Plan or Planned Unit Development (“PUD”) prior to the development of properties within the Area. In compliance with this requirement, the Applicant has submitted the Art District West Planned Unit Development (included as Attachment A), which is consistent with this vision, and the goals and policies of the Policy Plan; and

WHEREAS, the purpose of the PUD is to secure a fuller realization of the Policy Plan than would result from the strict application of present zoning district regulations and to: [a] promote high standards in urban design; [b] encourage the development of exceptionally high quality, mixed-use, medium to high intensity projects, while establishing regulations and standards for uses with unique regulatory and design needs; and [c] ensure harmonious relationships with surrounding land uses. In addition, the Art District West Planned Unit Development (“ADWPUD”) is intended to function as a set of

planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. The ADWPUD will facilitate the development of retail and commercial services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area; and

WHEREAS, a PUD is comparable to a Specific Plan in that it sets development regulations that are unique to a specific area; however, it is also unlike a Specific Plan in that a PUD is typically intended to apply to a single development project or several interrelated development projects that function together as a single, comprehensive project; and

WHEREAS, in conjunction with the proposed ADWPUD, the Planning/Historic Preservation Commission approved a Tentative Parcel Map (File No. PMTT21-009 (TPM 20394)) to subdivide 0.86-acre of land into a single lot to establish 22 commercial airspace condominium units, a Development Plan (File No. PDEV21-017) to construct two commercial buildings totaling 33,787 square feet, and a Certificate of Appropriateness (File No. PHP21-021) to allow for the construction of the proposed Project within the Euclid Avenue Overlay Zoning District; and

WHEREAS, the Application is a project pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 et seq.) ("CEQA"); and

WHEREAS, the Project is exempt from CEQA pursuant to a categorical exemption (listed in CEQA Guidelines Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

WHEREAS, Ontario Development Code Table 2.02-1 (Review Matrix) grants the City Council the responsibility and authority to review and act on the subject Application; and

WHEREAS, the Project is located within the Airport Influence Area of Ontario International Airport, which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and is subject to, and must be consistent with, the policies and criteria set forth in the Ontario International Airport Land Use Compatibility Plan ("ALUCP"), which applies only to jurisdictions within San Bernardino County, and addresses the noise, safety, airspace protection, and overflight impacts of current and future airport activity; and

WHEREAS, City of Ontario Development Code Division 2.03 (Public Hearings) prescribes the manner in which public notification shall be provided and hearing procedures to be followed, and all such notifications and procedures have been completed; and

WHEREAS, on February 22, 2022, the Planning/Historic Preservation Commission of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date, voting to issue Resolution No. PC22-007, recommending the City Council approve the Application; and

WHEREAS, on March 15, 2022, the City Council of the City of Ontario conducted a hearing to consider the Project, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Ordinance have occurred.

NOW, THEREFORE, IT IS HEREBY FOUND, DETERMINED, AND ORDAINED by the City Council of the City of Ontario, as follows:

SECTION 1. ***Environmental Determination and Findings.*** As the decision-making body for the Project, the City Council has reviewed and considered the information contained in the administrative record for the Project. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds as follows:

(1) The administrative record has been completed in compliance with CEQA, the State CEQA Guidelines, and the City of Ontario Local CEQA Guidelines; and

(2) The Project is categorically exempt from environmental review pursuant to Section 15332 (Class 32, Infill Development Projects) of the CEQA Guidelines and meets all of the following conditions: (a) the proposed Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits and the area being developed is 0.86-acre, less than the maximum 5-acre threshold, and is substantially surrounded by urban land uses; (c) the Project site has no value as habitat for endangered, rare, or threatened species; (d) approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required utilities and public services; and

(3) The application of the categorical exemption is not barred by one of the exceptions set forth in CEQA Guidelines Section 15300.2; and

(4) The determination of CEQA exemption reflects the independent judgment of the City Council.

SECTION 2. ***Housing Element Compliance.*** Pursuant to the requirements of California Government Code Chapter 3, Article 10.6, commencing with Section 65580, as the decision-making body for the Project, the City Council finds that based on the facts and information contained in the Application and supporting documentation, at the time of Project implementation, the project is consistent with the Housing Element of the Policy Plan (General Plan) component of The Ontario Plan, as the project site is not one of the properties in the Available Land Inventory contained in Table A-3 (Available Land by Planning Area) of the Housing Element Technical Report Appendix.

SECTION 3. ***Ontario International Airport Land Use Compatibility Plan ("ALUCP") Compliance.*** The California State Aeronautics Act (Public Utilities Code Section 21670 et seq.) requires that an Airport Land Use Compatibility Plan be prepared for all public use airports in the State; and requires that local land use plans and individual development proposals must be consistent with the policies set forth in the adopted Airport Land Use Compatibility Plan. On April 19, 2011, the City Council of the City of

Ontario approved and adopted the Ontario International Airport Land use Compatibility Plan ("ALUCP"), establishing the Airport Influence Area for Ontario International Airport ("ONT"), which encompasses lands within parts of San Bernardino, Riverside, and Los Angeles Counties, and limits future land uses and development within the Airport Influence Area, as they relate to noise, safety, airspace protection, and overflight impacts of current and future airport activity. As the decision-making body for the Project, the City Council has reviewed and considered the facts and information contained in the Application and supporting documentation against the ALUCP compatibility factors, including [1] Safety Criteria (ALUCP Table 2-2) and Safety Zones (ALUCP Map 2-2), [2] Noise Criteria (ALUCP Table 2-3) and Noise Impact Zones (ALUCP Map 2-3), [3] Airspace protection Zones (ALUCP Map 2-4), and [4] Overflight Notification Zones (ALUCP Map 2-5). As a result, the City Council, therefore, finds and determines that the Project, when implemented in conjunction with the conditions of approval, will be consistent with the policies and criteria set forth within the ALUCP.

SECTION 4. ***Concluding Facts and Reasons.*** Based upon the substantial evidence presented to the City Council during the above-referenced hearing, and upon the specific findings set forth in Section 1 through 3, above, the City Council hereby concludes as follows:

(1) ***The proposed PUD, or amendment thereto, is consistent with the goals, policies, plans and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.*** The proposed Project is located within the Downtown Mixed Use land use district of the Policy Plan Land Use Map, and the LUA-2N (Arts District - North) of the MU-1 (Downtown Mixed-Use) and EA (Euclid Avenue Overlay) zoning districts. The development standards and conditions under which the proposed Project will be constructed and maintained, is consistent with the goals, policies, plans, and exhibits of the Vision, Policy Plan (General Plan), and City Council Priorities components of The Ontario Plan.

(2) ***The proposed PUD, or amendment thereto, would not be detrimental to the public interest, health, safety, convenience, or general welfare of the City.*** The City has required certain safeguards, and has required certain changes, which have been established to ensure that: [i] the purposes of the Planned Unit Development are maintained; [ii] the Project will not endanger the public health, safety or general welfare; [iii] the Project will not result in any significant environmental impacts; [iv] the Project will be in harmony with the area in which it is located; and [v] the Project will be in full conformity with the Vision, City Council Priorities and Policy Plan components of The Ontario Plan.

(3) ***In the case of an application affecting specific property, the proposed PUD, or amendment thereto, will not adversely affect the harmonious relationship with adjacent properties and land uses.*** A thorough review and analysis of the proposed Project and its potential to adversely impact properties surrounding the subject site was completed by City staff. As a result of this review, certain design considerations were incorporated into the Project to mitigate identified impacts to an acceptable level, including the use of upgraded materials, the inclusion of certain architectural design elements on building exteriors, intensified landscape elements, and decorative hardscape elements.

(4) ***In the case of an application affecting specific property, the subject site is physically suitable, including, but not limited to, parcel size, shape, access, and availability of utilities, for the request and anticipated development.*** In preparing the proposed PUD, a thorough review and analysis of the proposed project and the Project site's physical suitability for the proposed Project was completed, including analysis of the Project size, shape, intensity of development, building height, building setbacks, site access, site landscaping and drainage, fences and walls, vehicle circulation, pedestrian connections, availability of mass transit, necessary street dedication and easements, public right-of-way improvements, availability of utilities and other infrastructure needs, off-street parking and circulation, building orientation and streetscapes, architectural character, building materials and color, and site signage.

(5) ***The proposed PUD is superior to that which could be obtained through the application of the Development Code or a specific plan.*** The proposed PUD addresses aspects of the project that are specifically related to the Development Plan proposed in conjunction with the PUD application, including necessary building setbacks, site access points, off-street parking and site circulation, and architectural character.

SECTION 5. ***City Council Action.*** Based upon the findings and conclusions set forth in Sections 1 through 4, above, the City Council hereby APPROVES the herein described PUD, attached hereto as "Attachment A," and incorporated herein by this reference.

SECTION 6. ***Indemnification.*** The Applicant shall agree to defend, indemnify, and hold harmless, the City of Ontario or its agents, officers, and employees from any claim, action or proceeding against the City of Ontario or its agents, officers or employees to attack, set aside, void, or annul this approval. The City of Ontario shall promptly notify the applicant of any such claim, action, or proceeding, and the City of Ontario shall cooperate fully in the defense.

SECTION 7. ***Custodian of Records.*** The documents and materials that constitute the record of proceedings on which these findings have been based are located at the City of Ontario City Hall, 303 East "B" Street, Ontario, California 91764. The custodian for these records is the City Clerk of the City of Ontario.

SECTION 8. ***Severability.*** If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The People of the City of Ontario hereby declare that they would have adopted this Ordinance and each section, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

SECTION 9. ***Effective Date.*** This Ordinance shall become effective 30 days following its adoption.

SECTION 10. ***Publication and Posting.*** The Mayor shall sign this Ordinance and the City Clerk shall certify as to the adoption and shall cause a summary thereof to be published at least once, in a newspaper of general circulation in the City of Ontario, California within 15 days following the adoption. The City Clerk shall post a certified copy of this ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

PASSED, APPROVED, AND ADOPTED this ____ day of _____ 2022.

_____
PAUL S. LEON, MAYOR

ATTEST:

_____
SHEILA MAUTZ, CITY CLERK

APPROVED AS TO FORM:

_____
BEST BEST & KRIEGER LLP
CITY ATTORNEY

STATE OF CALIFORNIA )
COUNTY OF SAN BERNARDINO )
CITY OF ONTARIO )

I, SHEILA MAUTZ, City Clerk of the City of Ontario, DO HEREBY CERTIFY that foregoing Ordinance No. _____ was duly introduced at a regular meeting of the City Council of the City of Ontario held March 15, 2022 and adopted at the regular meeting held _____, 2022 by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

I hereby certify that the foregoing is the original of Ordinance No. _____ duly passed and adopted by the Ontario City Council at their regular meeting held _____ and that Summaries of the Ordinance were published on _____ and _____, in the Inland Valley Daily Bulletin newspaper.

_____
SHEILA MAUTZ, CITY CLERK

(SEAL)

# ATTACHMENT A:

## File No. PUD22-001
## Art District West Planned Unit Development

*(Document follows this page)*




# Art District West - The Vault
# Planned Unit Development

Prepared By:
RWSS Development
1405 Fairplex Drive, Suite B3
La Verne, CA 91750
And
City of Ontario Planning Department

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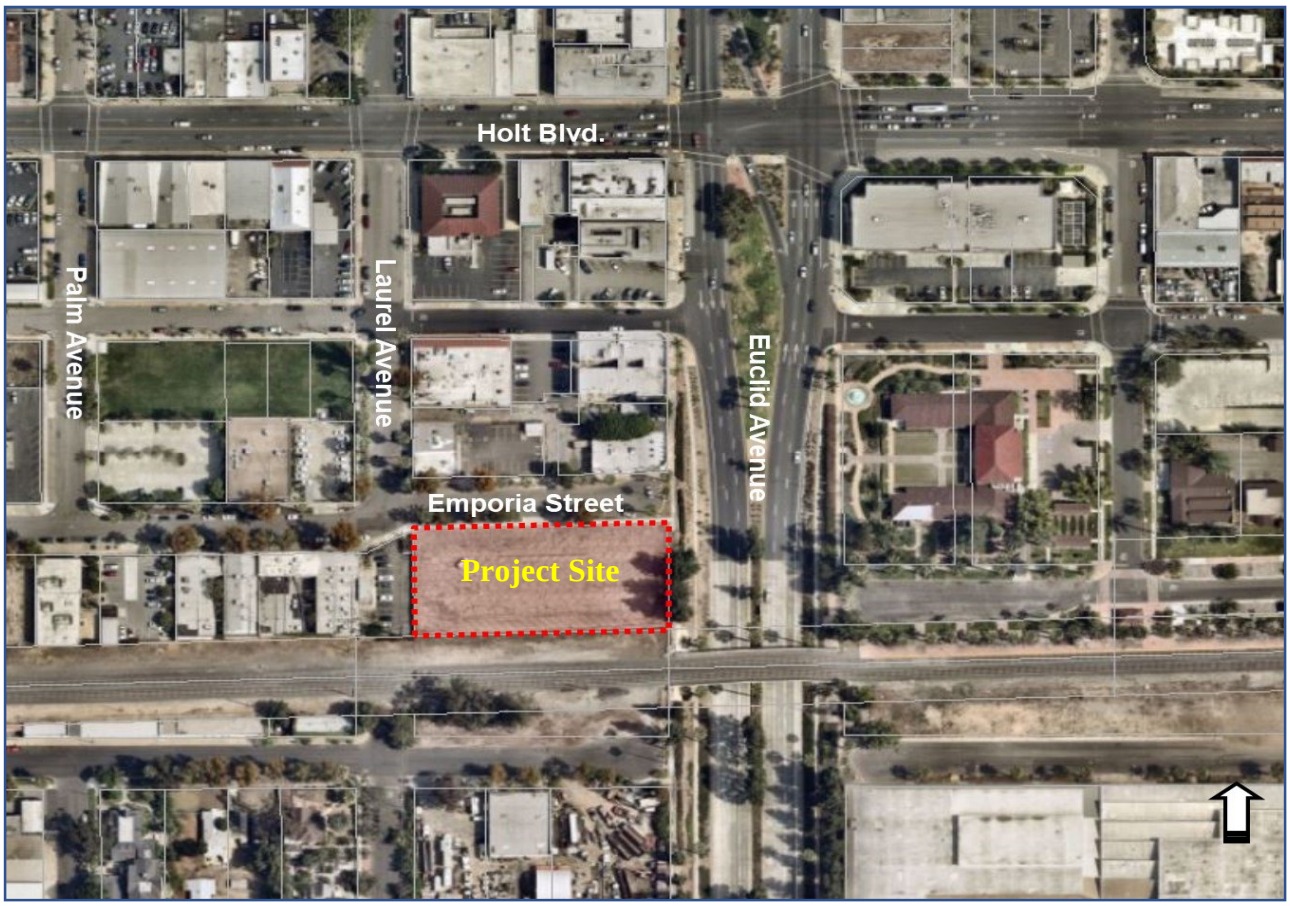
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# 1. INTRODUCTION

This document is intended to function as a set of planning and design principles, development regulations and performance standards to guide and govern the development of a 0.86-acre parcel of land located on the southeast corner of Laurel Avenue and Emporia Street (see Exhibit 1-1, PUD Location Map).

The project site is located within the Ontario Plan Downtown Mixed-Use District, which requires the establishment of a Planned Unit Development (PUD) prior to development. The PUD fulfills the requirements of MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district, as set forth in Ontario Development Code Section 4.01.030 (Planned Unit Developments (PUD) and Amendments). The Art District West Planned Unit Development (PUD) will replace the existing zone district designations and zoning standards that apply to the affected property. Unless otherwise defined herein, definitions and interpretations contained in the Development Code shall apply. City staff and private developers will rely on this PUD to determine whether precise plans for development ("Development Plans") will adequately meet the City's land use and design objectives.

Exhibit 1-1: PUD Location Map



# 2. PUD OBJECTIVES

## 2.1 THE ONTARIO PLAN (TOP) CONSISTENCY

The Ontario Plan (TOP) Policy Plan (General Plan) designates the project area and surrounding properties as MU-1 (Downtown Mixed-Use). The Ontario Plan describes the Downtown Mixed-Use Area as an intensive vertical and horizontal mixture of retail, office, and residential uses in a pedestrian friendly atmosphere where the historic character is prominent. The most intensive uses are envisioned along Euclid Avenue and Holt Boulevard. The Downtown Mixed-Use Area is the historic heart of Ontario, which has a unique blend of historic, social and cultural uses set in a compact street grid. The Downtown Mixed-Use Area includes the Civic Center, City library and surrounding diverse residential neighborhoods that provide increased demand for retail opportunities along Euclid Avenue, Holt Boulevard and B Street. The densities and intensities of the mixed-use designation represented within The Ontario Plan (TOP) are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development.

Exhibit 1-2: TOP Policy Plan Downtown Mixed-Use Area




The West Art District PUD is consistent with the principles, goals, and policies contained within the components that make up The Ontario Plan (TOP), including: (1) Vision, (2) Policy Plan (General Plan), and (3) City Council Priorities. The policies furthered by this PUD are as follows:

1. Vision

   On February 13, 2007, the Ontario City Council adopted The Ontario Vision. The central theme that motivates the Vision is – *"A sustained, community-wide prosperity which continuously adds value and yields benefits."* Everything the City does and every action the City takes is done with the simple yet comprehensive theme in mind, from the design quality of the built environment, to the intent of designing socio-economic programs, to the way in which its leaders govern as a community. In discussing a Vision that would endure for the lifetime of The Ontario Plan (30 years or more), the City

Council recognized that there are four components that serve as the basic building blocks that set the foundation for a unified and prosperous community. These foundational blocks must be expressed and widely accepted throughout the Plan's lifetime. They are:

1. A **Dynamic Balance** that enables our community to confront the continued dynamic growth of the region and technological change with confidence and a sense of opportunity.
2. A **Prosperous Economy** that sustains the perception and reality of prosperity across our entire community that positively impacts all the people of Ontario and is broadly – though not uniformly – shared.
3. **Distinctive Development** that integrates our varied and diverse focal points, districts, villages, and neighborhoods to provide a feeling of coherence without sacrificing uniqueness.
4. **Recognized Leadership** in local governance that stimulates excellence and serves to unify the people of Ontario in support of best practices in conducting public endeavors.

The Art District West PUD will implement the Ontario Vision in several ways that will further the City's desire to be a sustainable and prosperous community.

DISTINCTIVE DEVELOPMENT

Commercial and Residential Development

- The PUD will support, the City's Civic Center area, new multifamily developments and surrounding existing residential neighborhoods by providing the increased demand for retail uses and artistic uses in a more pedestrian friendly atmosphere.

- The PUD will seek to ensure additional mix of retail uses in the downtown that will provide additional services to the surrounding community and Civic Center area.

Design Quality

- The PUD will require a well-designed project(s) that covey's visual interest and character through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate Site Planning to ensure building orientation visibility from the street, adequate number of driveways, sidewalks, building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

Public Safety

- The PUD will ensure that proper exterior lighting standards be located and designed to minimize direct glare beyond parking lots and future residential development/ or mixed-use projects in the downtown area. In addition, the Ontario Police Department requires that all lighting standards comply with a one-foot candle illumination to provide a level of security and public safety within the retail center.

2. Policy Plan

LAND USE ELEMENT

LU1 Balance

Goal LU1: A community that has a spectrum of housing types and price ranges that match the jobs in the City and that make it possible for people to live and work in Ontario and maintain a quality of life.

The PUD, through the development of retail, commercial uses and artistic uses, will help provide jobs to support the existing and new development within the surrounding downtown area.

Policies

- *LU1-3 Adequate Capacity. We require adequate infrastructure and services for all development.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-way dedication for street widening.

- *LU1-4 Mobility. We require development and urban design, where appropriate, that reduces reliance on the automobile and capitalizes on multi-modal transportation opportunities.*

  TOP Mobility Element System (Figure M-1) identifies Holt Boulevard as a future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail, commercial and artistic uses that will provide a variety of goods and services to the surrounding community and the future Buss Rapid Transit (BRT) users.

LU2 Compatibility

Goal LU2: Compatibility between a wide range of uses.

The PUD, through land use regulations for permitted uses, have ensured that those permitted uses allowed within the PUD are compatible with the MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and surrounding area and not allow those uses that may have potential to create adverse impacts to the surrounding area.

Policies:

- *LU2-1: Land Use Decisions: We minimize adverse impacts on adjacent properties when considering land use and zoning requests.*

  The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

- *LU2-2 Buffers. We require new uses to provide mitigation or buffers between existing uses where potential adverse impacts could occur.*

  The PUD, through the site planning, requires the that future building(s) developed on the site shall be placed along the frontage of Emporia Street to keep a buffer between the Southern Pacific Railroad to the south of the project and the future and existing developments to the north.

- *LU2-4 Regulation of Nuisances. We regulate the location, concentration and operations of potential nuisances.*

  The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed. Those uses with operations that may have potential to create nuisances, will require discretionary approval through the Conditional Use Permit process.

- *LU2-5 Regulation of Uses. We regulate the location, concentration and operations of uses that have impacts on surrounding land uses.* The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center and surrounding residential area. Careful consideration has been given

to ensure that permitted uses that may have potential to create adverse impacts to the surrounding area are not allowed.

LU3 Flexibility

Goal LU3: Staff, regulations and processes that support and allow flexible response to conditions and circumstances in order to achieve the Vision.

- *LU3-1 Development Standards. We maintain clear development standards which allow flexibility to achieve our Vision.*

  To provide flexibility the densities and intensities of the mixed-use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual interest.

COMMUNITY ECONOMICS ELEMENT

CE1 Complete Community

Goal CE1: A complete community that provides for all incomes and stages of life.

The permitted uses within PUD have been established to provide retail, commercial and artistic uses to enhance the economic growth of downtown and serve the surrounding residential areas.

Policies:

- *CE1-7 Retail Goods and Services. We seek to ensure a mix of retail businesses that provide the full continuum of goods and services for the community.*

  The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown and surrounding residential areas. These retail, commercial and artistic uses that will help to revitalize the downtown area and enhance its economic growth by much needed commercial and retail opportunities.

CE2 Place-Making

Goal CE2: A City of distinctive neighborhoods, districts, and corridors, where people choose to be.

The PUD will seek to ensure a mix a retail, commercial and artistic uses that will provide a variety of goods and services for the downtown and surrounding area. The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic uses that provide opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

- Appropriate scale and massing
- Architectural style and design that are complementary and appropriate to for its setting.
- The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
- Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

MOBILITY ELEMENT

M3 Public Transit

Goal M3: A public transit system that is a viable alternative to automobile travel and meets basic transportation needs of the transit dependent.

TOP Mobility Element System (Figure M-1) identifies Euclid Avenue as a future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail and commercial uses and business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users. The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedication for street widening.

Policies:

- *M3-4 Bus Rapid Transit (BRT) Corridors. We work with regional transit agencies to implement BRT service to target destinations and along corridors, as shown in the Transit Plan.*

  TOP Mobility Element System (Figure M-1) identifies Euclid Avenue as future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic,

vehicle and future BRT ensuring a mix of retail, commercial and artistic uses and business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users. The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary rights-of-way dedication for street widening.

COMMUNITY DESIGN

CD1 Image & Identity

Goal CD1: A dynamic, progressive city containing distinct neighborhoods and commercial districts that foster a positive sense of identity and belonging among residents, visitors, and businesses.

- To provide flexibility the densities and intensities of the mixed-use designation represented within TOP are the intended level of anticipated development; however, individual projects may vary depending upon an approved master plan, such as an area plan, specific plan, or planned unit development. The project area is zoned MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) and requires that a PUD be implemented for the project area to establish the development standards, land use regulations and design guidelines. The development standards within the PUD are intended to ensure quality and appropriate development to achieve TOP Vision for well-designed projects that covey visual that respect and complement the historic context of downtown.

Policies:

- *CD1-2 Growth Areas. We require development in growth areas to be distinctive and unique places within which there are cohesive design themes.*

  The PUD will seek to ensure a mix a retail, commercial and artistic uses that will provide a variety of goods and services for the downtown and surrounding area. The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic uses that will provide opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.

- Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks, parking lot orientation, adequate refuse storage areas and well-designed street frontages.

- *CD1-4 Transportation Corridors. We will enhance our major transportation corridors within the City through landscape, hardscape, signage and lighting*.

  TOP Mobility Element System (Figure M-1) identifies Holt Boulevard as future Bus Rapid Transit (BRT) Corridor. The PUD will seek to capitalize pedestrian traffic, vehicle and future BRT ensuring a mix of retail, commercial and artistic business that will provide a variety of goods and service to the surrounding community and the future Buss Rapid Transit (BRT) users.

CD2 Design Quality

Goal CD2: A high level of design quality resulting in public spaces, streetscapes, and developments that are attractive, safe, functional and distinct.

Policies:

- *CD2-1 Quality Architecture.* We encourage all development projects to convey visual interest and character through:

  - Building volume, massing, and height to provide appropriate scale and proportion;
  - A true architectural style which is carried out in plan, section and elevation through all aspects of the building and site design and appropriate for its setting; and
  - Exterior building materials that are visually interesting, high quality, durable, and appropriate for the architectural style.

  The PUD will seek to help revitalize the downtown area and enhance its economic growth by creating retail, commercial and artistic opportunities within a historic downtown setting. The PUD area will be distinctive through the requirement of well-designed project(s) that respect and complement the historic context of downtown consist with the Downtown Ontario Design Guidelines (Adopted in 1998) through:

  - Appropriate scale and massing
  - Architectural style and design that are complementary and appropriate to for its setting.
  - The use of high-quality materials that will create visual interest, high quality, durable and appropriate for the architectural style.
  - Appropriate site planning to ensure building orientation visibility from the street, adequate number of driveways and sidewalks. Building setbacks,

parking lot orientation, adequate refuse storage areas and well-designed street frontages.

- *CD2-3 Commercial Centers. We desire commercial centers to be distinctive, pedestrian friendly, functional and vibrant with a range of businesses, places to gather, and connectivity to the neighborhoods they serve.*

  The permitted uses within PUD have been established to provide retail, commercial and artistic uses to serve the downtown, Civic Center, Arts District and surrounding residential area. The PUD will seek to capitalize on the downtown location by ensuring a mix a retail, commercial and artistic uses that will easily accessed by pedestrians through downtowns unique grid street pattern design.

- *CD2-5 Streetscapes. We design new and, when necessary, retrofit existing streets to improve walkability, bicycling and transit integration, strengthen connectivity, and enhance community identity through improvements to the public right of way such as sidewalks, street trees, parkways, curbs, street lighting and street furniture.*

  The PUD, along with the future development entitlements for the site, will require the necessary infrastructure to serve the site and provide the necessary right-of-way dedication and/or improvements.

- *CD2-9 Landscape Design. We encourage durable landscaping materials and designs that enhance the aesthetics of structures, create and define public and private spaces, and provide shade and environmental benefits.*

  The PUD development standards will ensure landscape design and materials will be used to enhance the aesthetics of structure(s), create and define public and private spaces, and provide shade and environmental benefits.

- *CD2-10 Surface Parking Areas. We require parking areas visible to or used by the public to be landscaped in an aesthetically pleasing, safe and environmentally sensitive manner. Examples include shade trees, pervious surfaces, urban run-off capture and infiltration, and pedestrian paths to guide users through the parking field.*

  The PUD development standards will ensure water conservation be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees will be used to reduce heat gain on buildings, paving and parking areas

City Council Priorities

- Invest in the Growth and Evolution of the City's Economy
- Maintain the Current High Level of Public Safety
- Operate in a Businesslike Manner
- Pursue City's Goals and Objectives by Working with Other Governmental Agencies
- Focus Resources in Ontario's Commercial and Residential Neighborhoods
- Invest in the City's Infrastructure (Water, Streets, Sewers, Parks, Storm Drains and Public Facilities)
- Encourage, Provide or Support Enhanced Recreational, Educational, Cultural and Healthy City Programs, Policies and Activities
- Ensure the Development of a Well Planned, Balanced, and Self-Sustaining Community in Ontario Ranch

## 2.2 CENTER CITY REDEVELOPMENT PLAN OBJECTIVES

The Center City Project Area encompasses the historic Euclid Avenue District, as well as East Holt Boulevard. Ontario's City Hall and surrounding Civic Center, Senior Center, Ovitt Family Community Library, the Museum of History and Art, Ontario Town Square, and the Law School of the University of La Verne are all within the Center City Project Area. Development is designed to create an immediate and positive identity transforming the area into a comfortable place to stroll and be seen.

The current goals of the Center City Project include:

- Encourage development of a high intensity, multi-use central business district and surrounding neighborhoods that maximize the economic productivity of the commercial areas and maximize the housing opportunities of the residential areas.

- Apply innovative mixed-use urban design that maintains a flexible approach to allow for changing opportunities over a long-term, phased revitalization effort.

- Create a healthy and exciting urban environment, with the ability to work, live, shop and play within a small area, combine daytime and nighttime use and conserve energy and resources through mixed use development.

- Cluster activity centers within walking distance of each other, supported by a pedestrian network that provides an enjoyable pedestrian flow.

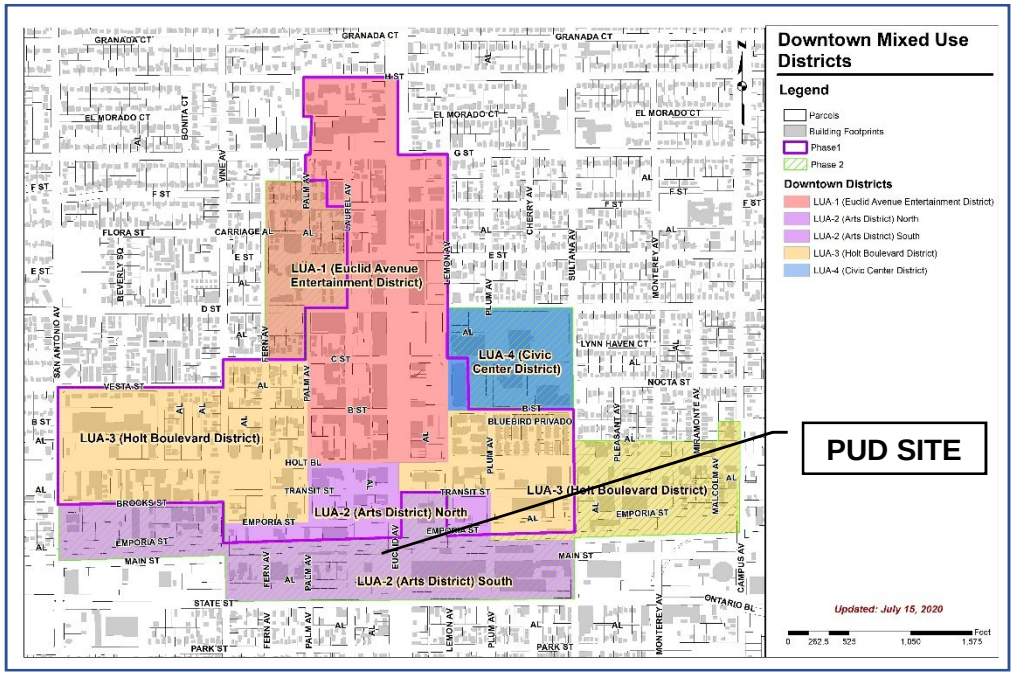
## 2.3 MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North)

The project is located within MU-1/LUA-2N (Downtown Mixed-Use/Arts District – North) zoning district (see Exhibit 1-3, MU-1 (Downtown Mixed Use) Districts Map). The Arts District is intended as a dynamic destination for locals and tourists, while creating a fulfilling urban experience energized by artistic, educational, and commercial participants. The focus of the Area

is to increase the number of collaborated events and programs within the Area, with the intent to attract visitors, promote economic vitality, and boost revenue. Street fairs, artist festivals, restaurants, galleries, work/live lofts, breweries, and artisan co-ops will contribute to the physical and cultural diversity of the Arts District.

The Arts District North is intended to accommodate a mix of work/live lofts, artisan co-ops, restaurants, galleries, breweries, and other commercial uses intended to strengthen the economic base of the area.

Exhibit 1-3: MU-1 (Downtown Mixed Use) Districts Map




## 2.3 PUD DISTRICT PURPOSE AND OBJECTIVES

The Art District West Planned Unit Development (PUD) is intended to function as a set of planning and design principles, development regulations, and performance standards to guide and govern the development of the 0.86-acre site. This PUD will facilitate the development of retail, commercial and artistic services that will help achieve the City's goals to economically revitalize and aesthetically enhance the historic downtown area.

The objectives of the PUD District are to:

- Promote development projects that are consistent with the land use/downtown revitalization objectives of the Center City Redevelopment Project area.
- Promote the revitalization the downtown area and enhance its economic growth by creating retail uses within a historic downtown setting.

- Promote community retail, commercial and artistic uses to meet the needs of the downtown residents, Civic Center visitors and surrounding residential neighborhoods.
- Promote the development of outdoor patio as part of the commercial development providing for social and pedestrian interaction.
- Orient commercial buildings along the frontage of Emporia Street and Euclid Avenue to create an accessible urban edge and sense of arrival and appropriate relationships among new and existing adjacent land uses.
- Provide for a circulation network which promotes pedestrian walkways and bicycle activity as alternative modes of travel while also providing for safe and efficient movement of automobile travel through the project site.
- Incorporate a landscape to enhance and compliment the urban environment along Emporia Street and the Euclid Avenue slope along the eastern boundary of the site.

# 3. LAND USE PLAN

## 3.1 LAND USE DESIGNATION

This PUD establishes the MU-1 Commercial district and the land use designations, as shown on Exhibit 1-4, Permitted Use Table, for the project limits. Retail, commercial and artistic uses are strongly encouraged to accommodate a mix of artisan co-ops, restaurants, galleries, breweries, and other commercial uses intended to strengthen the economic base of the downtown area.

**Exhibit 1-4: PUD Land Use Plan**




## 3.2 PERMITTED USES

Table 3-1 (Permitted Uses) shows the allowable land use, activity or facility permitted within the Mixed Use 1 (MU-1) Commercial District of the Art District West PUD. A land use not listed in Table 3-1 shall be considered a prohibited land use. For a land uses like those listed in Table 3-1, but not expressly stated in the PUD, the Planning Director or her/his designee has the authority to make a determination of applicability of the similar land uses.

## Table 3-2: Permitted Uses

**"P"** (Permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"**C**" (Conditionally Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of the Ontario Development Code.

**"A"** (Administratively Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code.

**"NP"** (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| **MEDICAL** | | |
| Animal Hospital/Veterinarian | **NP** | |
| Medical Office | **NP** | |
| **MEDICAL OFFICE/FAMILY CLINIC** | | |
| Pharmacies and Drug Stores | **NP** | |
| Pharmacies and Drug Stores with Drive-thru Facilities | **NP** | |
| Industrial Clinic | **NP** | |
| **PUBLIC FACILITIES** | | |
| Police / Fire Station | **P** | |
| Police Storefront / Substation | **P** | |
| **RELIGIOUS** | | |
| Religious Assembly | **C** | |
| **NON-PROFIT/SERVICE ORGANIZATIONS 501 (C) (3) (PER DEVELOPMENT CODE SECTION 9-101305 N)** | | |
| Campaign Offices | **P** | |
| Charitable, Philanthropic, Service and Other Non-Profit Organization Offices | **P** | |
| Charitable Distribution Services (i.e. Food Banks, etc.) | **NP** | |
| **ALCOHOL** | | |
| Alcoholic Beverage Sales for Off-Premise Consumption | **C** | |
| Alcoholic Beverage Sales for On-Premise Consumption GFA than 10,000 SF | **A/C** | **1** |
| Alcoholic Beverage Sales for On-Premise Consumption GFA more than 10,000 SF | **C** | **1** |
| Liquor Store | **NP** | |
| **AUTOMOBILE RELATED SERVICES** | | |
| Automotive Parts and Accessories Stores (Retail Sales Only) | **P** | |
| Indoor Vehicle (Car Condos) storage and display | **P** | **3** |
| Automotive Services (i.e. Tune-Up, Emission Tests, Batteries, etc.<br>No use of impact wrenches or other equipment that could create noise impacts.) | **NP** | |
| Minor Repair (i.e. Brakes, tires, radiators, electrical, etc.) | **NP** | |
| Gas Stations | **NP** | |
| Tire Stores | **NP** | |
| Car Wash – Full | **NP** | |
| **TELECOMMUNICATIONS FACILITIES** | | |
| Wireless Telecommunications Facility (Refer to the Development Code) | | |

## Table 3-2: Permitted Uses

**"P"** (Permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"**C**" (Conditionally Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of the Ontario Development Code.

**"A"** (Administratively Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code.

**"NP"** (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| **DAY CARE FACILITIES** | | |
| Commercial Daycare | **NP** | |
| **EATING DRINKING PLACES AND FOOD SERVICES** | | |
| Restaurants (Sit Down / Full Service) | **P** | |
| Banquet Facilities in conjunction with a restaurant | **P** | |
| Bar/Cocktail Lounge | **C** | |
| Tap Room, Pub, Wine Bar (Including Tastings) | **A** | |
| Fast Food | **P** | |
| Fast Food with Drive-thru Facilities | **NP** | |
| Caterers | **P** | |
| **ENTERTAINMENT AND RECREATION** | | |
| Live Entertainment (in conjunction with restaurant use only) – GFA than 10,000 SF | **A/P** | |
| Live Entertainment (in conjunction with restaurant use only) – GFA 10,000 or more SF | **C** | |
| **OFFICES** | | |
| Administrative, Professional, and Other Offices | **P** | |
| **RETAIL** | | |
| Antique Stores | **P** | |
| Art Galleries and Art Supply Store | **P** | |
| Art Dealers | **P** | |
| Beauty Supply Store | **P** | |
| Book Stores | **P** | |
| Hardware Store | **P** | |
| Camera and Photographic Supply Store | **P** | |
| Cigar and other Tobacco Products Store | **NP** | |
| Clothing and Accessory Stores | **P** | |
| Computer and Home Electronic Stores | **P** | |
| Convenience Store | **P** | |
| Florist | **P** | |
| Furniture Stores | **P** | |
| General Merchandise Stores | **P** | |
| Department Store | **P** | |
| Discount Variety Store | **NP** | |
| Guns and Ammunition Stores | **NP** | |
| Hobby, Toy and Game Store | **P** | |

## Table 3-2: Permitted Uses

**"P"** (Permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"**C**" (Conditionally Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of the Ontario Development Code.

**"A"** (Administratively Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code.

**"NP"** (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| Home Appliance Store | **P** | |
| Jewelry Store | **P** | |
| Luggage and Leather Goods | **P** | |
| Music and Video Stores | **P** | |
| Office Supply, Stationery & Gift Stores | **P** | |
| Pawnshop / Pawnbroker | **NP** | |
| Pet and Pet Supply Store | **P** | |
| Shoe Store | **P** | |
| **FOOD AND BEVERAGE STORES** | | |
| Bakery | **P** | |
| Delicatessen | **P** | |
| Convenience Market | **P** | |
| Grocery Store | **P** | |
| Specialty Food Stores | **P** | |
| **SERVICES** | | |
| Advertising Agency | **P** | |
| Data Processing Services | **P** | |
| Photography Studio | **P** | |
| Photocopying and Duplicating Services | **P** | |
| **FINANCIAL SERVICES** | | |
| Banks, Credit Unions and other Depository Institutions | **P** | |
| Banks, Credit Unions and other Depository Institutions with Drive-thru Facilities | **NP** | |
| Check Cashing | **NP** | |
| Check / Payday Advance | **NP** | |
| Money Transmitting | **NP** | |
| Other Financial Services | **NP** | |
| **PERSONAL SERVICES** | | |
| Barber Shop and Beauty / Nail Salon | **P** | |
| Dry Cleaners | **P** | |
| Laundry - Commercial | **NP** | |
| Pet Grooming | **P** | |
| Tailor | **P** | |
| Travel Agency | **P** | |
| **REPAIR SERVICES** | | |

## Table 3-2: Permitted Uses

**"P"** (Permitted) shall mean the land use, activity, or facility within the specified zoning district is permitted by right of being in the proper zoning district.

"**C**" (Conditionally Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of a Conditional Use Permit pursuant to Section 4.02.015 (Conditional Use Permits) of the Ontario Development Code.

**"A"** (Administratively Permitted) shall mean the land use, activity, or facility within the specified zoning district is subject to the granting of an Administrative Use Permit pursuant to Section 4.03.015 (Administrative Use Permits) of the Ontario Development Code.

**"NP"** (Not Permitted) shall mean the land use, activity, or facility within the specified zoning district is not permitted by right of being in the proper zoning district.

All other uses not listed as Permitted or Conditional are prohibited unless a finding can be made by the Planning Director that the use is similar to, and no more objectionable than, a permitted or conditional use.

| Land Use | MU-1 Commercial | Notes |
|---|---|---|
| Computer, Home Electronics, and Small Home Appliances (when ancillary to another use) | **NP** | |
| Electrical Equipment | **NP** | |
| Jewelry and Watches / Clocks | **P** | |
| Locksmith / Key Shop | **P** | |
| **MANUFACTURING** | | |
| Boutique/Artisan Small-Scale and Micro Manufacturing Facilities | **P** | **2** |
| **INFORMATION** | | |
| Sound (Audio) Recording Studio | **P** | |
| **RESIDENTIAL** | | |
| Multiple Family Dwellings | **NP** | |
| Second Dwelling Units | **NP** | |
| Senior Housing Developments | **NP** | |
| Single-Family Dwellings | **NP** | |
| Single Room Occupancy Facilities | **NP** | |
| Supportive Housing | **NP** | |
| Work/Live Units | **C** | |
| **EDUCATIONAL SERVICES, SCHOOLS AND INSTRUTION** | | |
| Public/Private Fine Arts Schools (nonacademic instruction, including music, dance, performing arts, drama, photography, ceramics, painting and sculpture) | **P** | |
| **Arts, Entertainment and Recreation** | | |
| Promotors of Preforming Arts, Sports and Similar (offices only) | **P** | |
| Independent Artist, Writers, and Performers (office only) | **P** | |

### Notes

1. In the MU-1 zoning district, live entertainment is administratively permitted only in conjunction with a bona fide restaurant or alcoholic beverage manufacturer's tasting room, tap room, pub or wine room.
2. See Ontario Development Code Section 5.03.037 (Artisan Small-Scale and Micro Manufacturing Facilities)
3. See Section 4.4 Car Condo (Vehicle) Store Regulations

# 4. DEVELOPMENT REGULATIONS

This section sets forth the standards to govern the placement, height, and bulk of permitted buildings and structures; to establish locational criteria for vehicular access to site, parking and loading requirements, landscape, sign standards; and identify historic preservation features to be incorporated and/or considered for development plans. Unless otherwise stated herein, all development within the project area shall meet the applicable standards and requirements of the Ontario Development Code.

## 4.1 INTENSITY

Commercial retail uses within the mixed-use district are allowed a Floor Area Ratio (FAR) of up to 1.0. Floor Area Ratio is calculated by dividing the building square footage by the net lot area (after right-of-way dedications).

## 4.2 BUILDING HEIGHT

The buildings within the MU-1 PUD Commercial district area shall be a maximum of 35 feet or consistent with scale and height of the adjacent buildings along Emporia Street. Architectural projections, such as parapet articulations, cornices, towers, etc. may be constructed at a height of 25% above the prescribed height of the zoning district.

## 4.3 BUIDING\PARKING SETBACKS

All setbacks shall be measured from the ultimate property lines after all dedications to develop streets to the ultimate right-of-way width (Table 4-1, Building Setback(s)). Placement of buildings, structures, fences, walls, utility facilities, yards, etc. will be based on the street right-of-way and property line dimensions.

| Table 4-1: Building(s) Setbacks | | |
|---|---|---|
| **MU-1 Commercial District Development Standards** | | |
| **Requirements** | **MU-1 Commercial District** | **Additional Requirements** |
| **Building Development Standards** | | |
| 1. Emporia Street Setback | 0 Feet Minimum<br>3.5 Feet Maximum | Building Architectural features/ awnings may encroach into the right-of-way, subject to the California Building Code requirements. |
| 2. Euclid Avenue Street Setback | 0 Feet Minimum<br>5 Feet Maximum | Building Architectural features/ awnings may encroach into the right-of-way, subject to the California Building Code requirements.<br>Edge of slope (right-of -way), along the Euclid Avenue Street side frontage, shall be landscaped. |
| 3. Interior Side Property Setbacks<br>4. Rear Property Setbacks | 0 Feet Minimum<br>0 Feet Minimum | Setback areas shall be landscaped |
| **Site Development Standards** | | |
| 1. Minimum Landscape Coverage | N/A | All setback areas, building entry areas shall be landscaped. |
| 2. Minimum Parking Space or Drive Aisle Setbacks to face of curb | 5 feet | Setback areas shall be landscaped. |
| 3. Minimum Parking Space or Drive Aisle Setbacks to Interior Side Property Lines | 5 Feet | Setback areas shall be landscaped. |
| 4. Minimum Parking Space or Drive Aisle to buildings, walls or fences | 5 Feet | Setback areas shall be landscaped. |

## 4.4 LANDSCAPING

Landscaping elements provide significant contributions to the aesthetic quality and character of the Art District West PUD, with respect to public and private spaces. Detailed landscape/irrigation plans shall be included in the Development Plan submittals for the PUD. The plan shall specify all landscape and hardscape elements for the development plan site and indicate how the improvements will coordinate with the other sites within the PUD. The landscape plans shall show the location of all ground mounted utility structures such as transformers, back flow prevention devices, trash enclosures, and HVAC equipment and indicate the methods for screening these items. All utility structures and equipment shall be screened from view of the public streets and adjacent development.

Water conservation shall be provided through low water using plant materials, hydro zones, water efficient irrigation and weather-based controllers. Landscaped areas may be used for storm water infiltration through vegetated swales, retention basins, or dry wells as needed with the use of appropriate planting materials. Broad canopy shade trees shall be used to reduce heat gain on buildings, paving and parking areas. The plan shall identify all existing trees on site and preserve them where possible. The landscape design shall meet the requirements of the Landscape Development Standards outlined in the Ontario Development Code and shall create well-functioning spaces within a sustainable design.

Landscaping shall be used on the site to show transition from adjacent uses, define a circulation pattern on the lot, screen the parking lot from the street, highlight entries, provide shade for parking as well as outdoor seating areas, and to soften the appearance of the building.

Developments shall comply with the following:

- All setback areas, building entry areas shall be landscaped.
- At a minimum, landscaping shall include 15-gallon trees planted no more than 20 FT on center, within minimum 5-FT wide planters.
- A suitable plant material (grasses, ivy, etc.) should be used as ground cover in planters.

Street trees shall comply with the variety, size, and spacing as directed by the City of Ontario Master Street Tree Plan.

## 4.5 EQUIPMENT AND MECHANICAL SCREENING

All roof mounted and ground mounted equipment shall be fully screened from view of the public street and adjacent developments. The location of items shall be designed to allow screening with landscape materials, walls, architectural features, parapet walls, etc. Screening shall be designed to be integrated into the design of the project.

Ladders for roof access shall be mounted on the inside of the building or shall be completely concealed from public view.

## 4.6 FENCES AND WALLS

Fences and walls within the project area shall be made of decorative materials which are compatible with the overall architectural character of the development within the PUD area. All fences and walls shall be in scale with the development to fulfill such needs as screening and security.

Fences, walls and hedges within the project area shall comply with Engineering Corner Sight Distance Standards and other applicable standards. All decorative walls, monuments and/or other similar features shall not encroach into the public street right-of-way.

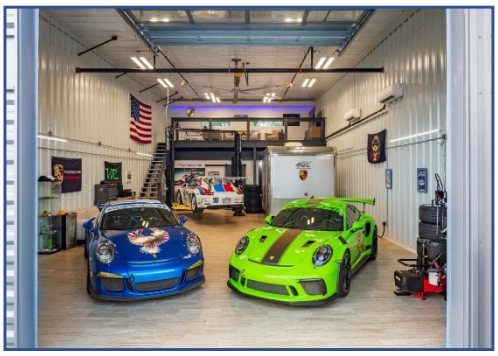
Walls shall be limited to a maximum of four (4) feet in height within any street frontage areas. Interior or rear walls shall be a maximum of six (6) feet in height.

Walls shall be an integral design of the building architecture and feature similar finished material, reveal lines, trim, etc.

4.5 CAR CONDO (VEHICLE) STORAGE REGULATIONS

Car Condominiums are space you own and customize – much more than just a place to house your car; they're a lifestyle (Artform) that is being embraced by car aficionados of all sports, classic, racing, exotics, hot rods and collectible cars. Car Condos works similar to a regular condominium. The developer handles the permits and construction, and then the buyer builds out the inside of the unit the way they want.

Car Condos offer car enthusiasts a safe, secure and private space to store and display their vehicles, other motorized toys and treasures. The condo units can be customized to include a loft area for an office, TV viewing area and refreshment kitchenette area.





The following standards shall govern the establishment and operation of Car Condos (Vehicle Storage) are intended to result in facilities that are well designed, maintained and enhance the Arts Districts area in which they are located in.

Car Condo (Vehicle Storage) facilities shall comply with the following:

1. Covenants, Conditions, and Restrictions (CC&Rs) will be required to be recorded for the condominium car units and subject to City review and approval. CC&Rs shall include the following:

**(a)** CC&Rs shall be prepared for the Project and shall be recorded prior to the issuance of a building permit.

**(b)** The CC&Rs shall be in a form and contain provisions satisfactory to the City. The articles of incorporation for the property owner's association and the CC&Rs shall be reviewed and approved by the City.

CC&Rs shall ensure reciprocal parking and access between parcels, and common maintenance of:

**(i)** Landscaping and irrigation systems within common areas;

**(ii)** Landscaping and irrigation systems within parkways adjacent to the project site, including that portion of any public highway right-of-way between the property line

or right-of-way boundary line and the curb line and also the area enclosed within the curb lines of a median divider (Ontario Municipal Code Section 7-3.03), pursuant to Ontario Municipal Code Section 5-22-02;

**(iii)** Shared parking facilities and access drives; and

**(iv)** Utility and drainage easements.

**(c)** CC&Rs shall include authorization for the City's local law enforcement officers to enforce City and State traffic and penal codes within the project area.

**(d)** The CC&Rs shall grant the City of Ontario the right of enforcement of the CC&R provisions.

**(e)** A specific methodology/procedure shall be established within the CC&Rs for enforcement of its provisions by the City of Ontario, if adequate maintenance of the development does not occur, such as, but not limited to, provisions that would grant the City the right of access to correct maintenance issues and assess the property owners association for all costs incurred.

2. All motor vehicle storage shall include the keeping of automobiles, trucks, vans, recreational vehicles and watercraft, motorcycles, trailers, forklifts, and any inoperative vehicle, regardless of vehicle type.
3. The indoor storage of motor vehicles shall comply with all applicable requirements of the fire and building codes.
4. Any use that creates excessive noise, dust, hazardous materials or pollutants, or result in obvious fire hazards or negatively impact the reasonable use and enjoyment of other units are not permitted.
5. Minor vehicle maintenance (oil change, detailing, tune-ups, etc.) is allowed provided that the work does not reasonable interfere or negatively impact other units. Painting, bodywork or welding is not permitted.
6. Car washing is allowed, subject to National Pollutant Discharge Elimination System (NPDES) and City regulations.
7. The units may not be used for residential living. Loft office areas, kitchenette (sink, refrigerator, microwave) TV lounge areas, bathrooms and showers are permitted.
8. All vehicles, trailers and/or accessories must be stored within the enclosed unit. No outside storage is allowed.
9. Retail sales or commercial office uses from units is prohibited.
10. Retail or wholesale sales of vehicles from units is prohibited.
11. No exterior sign, placard, picture, advertisement, name or notice may be installed or displayed on any part of the outside exterior of a unit.

# 5. CIRCULATION, PARKING, & INFRASTRUCTURE

Access to the site will be limited to Emporia Street only.

## 5.1 PEDESTRIAN CONNECTIONS

Pedestrian connections shall be provided to each building from the public street within the PUD site. The Mixed-Use Commercial land use district shall also provide pedestrian pathways/sidewalks, along Emporia Street, to connect to the residential, work\live lofts and commercial developments surrounding the PUD area.

## 5.2 PUBLIC RIGHT-OF-WAY IMPROVEMENTS

The public right-of-way shall be improved with each proposed development. The public right-of-way improvements required are to include but are not limited to the following: street pavement, curb and gutter, parkway landscaping, parkway irrigation, public sidewalk, traffic signing and striping, streetlights, bus stop, bus shelter and amenities. The extent of the required improvements shall be determined for each development plan. At a minimum, the improvements shall incorporate all items along the street frontages of the properties to be developed with proper transitioning if the entire block frontage is not being installed with a development.

## 5.3 INFRASTRUCTURE

There is an existing 6-inch water line within Emporia Street that shall serve the PUD site, which connects to a 4-inch STL in Laurel Avenue (undersized). The water main will be required to be upsized, possibly to a 12-inch - required size and limits to be determined by the fire flow test. However, it is likely that the upsize will take place from the intersection of Holt Boulevard and Laurel Avenue, south to the intersection of Emporia Street and Laurel Avenue, due east to the end of the cul-de-sac to provide adequate fire service.

Wastewater flows for the PUD site will be designed to use an existing 8-inch sewer line located within Emporia Street.

On-site stormwater drainage facilities shall be provided to capture and infiltrate a 2-yr, 24-hour storm event, consistent with the San Bernardino County Stormwater Program's Water Quality Management Plan (WQMP) requirements for new development projects. Stormwater capture and infiltration facilities may include the utilization of vegetated swales, depressed landscaped basins, pervious concrete pavement or underground stormwater retention/infiltration vaults. All building roof and paved area runoff shall be directed into depressed landscaped swales, trenches or basins, within the development, in order to comply with the requirement to capture and infiltrate the 2-yr, 24-hour storm event runoff.

The Applicant/Developer will be responsible to design and construct street improvements, along property frontage of Emporia Street, in accordance with conditions issued by City’s Engineering Land Development Division. These, and all other street improvements required herein, shall include, but not limited to, concrete curb and gutter, sidewalk, LED streetlights, signing and striping, and parkway landscaping.

Existing Street light fixtures, along Emporia Street will be required to be replaced with City-approved LED equivalent fixtures. Refer to the Traffic and Transportation Design Guidelines for LED fixture requirements. The type of street lighting will be determined at the time of development.

## 5.4 PARKING

Parking shall be provided on-site at the rates required by the City of Ontario Development Code. One parking space within each Car Condo Unit may be counted towards required parking for vehicle storage use. In addition, the Downtown Parking Model may be used to obtain required parking for uses within the PUD.

The Downtown Ontario Parking Model was created in 2002 to provide a means of assessing parking demand and capacity in the downtown area. As in most downtowns, on-site parking is not typically attainable due to as-built conditions, including small lots, historic buildings with no setbacks, alley loaded streets, and excessive lot coverage. The Excel-based parking model specifically evaluates demand based on land use and capacity at maximum build out on an hour-by-hour and block-by-block basis. The model provides an estimate of parking availability (on-site and street parking combined) with shared parking within the downtown district as the premise.

# 6. DESIGN GUIDELINES

The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality commercial development. The guidelines compliment the mandatory development standards contained in Subsection 4 (Development Regulation) above.

Design principles and examples of desired styling elements to guide the development within the downtown are set forth in the Downtown Ontario Design Guidelines ("Guidelines"), adopted by the Ontario City Council on August 18, 1998. The design guidelines in this PUD are general in nature and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s). As such, some variations from the Guidelines are permitted, provided that the integrity of the urban design and historic preservation principles is not compromised. To safeguard the integrity of the historic district, a Certificate of Appropriateness is required for development.

## 6.1 SITE DESIGN

The site design shall minimize pedestrian/vehicle conflicts by creating opportunities for building entry plazas, outdoor dining, and landscaped pathways that promote safe and convenient pedestrian movement.

## 6.2 BUILDING ORIENTATION

Buildings should be oriented towards Emporia Street. Frontages should be enhanced with entry elements, interesting architecture, enhanced materials, and pedestrian scale to provide connection between the development and the street. Windows and entries should face the street avoiding blank walls dominating public views. Stores with entries not visible from the street may be oriented towards pedestrian open space. The building entries may be located on the side of the building so long as strong pedestrian connection is maintained through wide walkways, enhanced pavers, plazas, appropriately scaled lighting and/or other similar features. Rear entrances, if needed, should be secondary in nature.

## 6.3 BUILDING STREET SIDE SETBACKS

The sides of buildings along street edges shall be landscaped within the setback to soften the building's appearance as well as designed with windows or design elements.

## 6.4 STREET FRONTAGE AND PARKING LOTS

Parking lots should generally be placed away from streets. Street frontages shall be broken up with buildings, landscaping, plazas, and other pedestrian features. Continuous parking lots along the street frontage should be avoided. Any parking along street edges shall be setback with a landscaped buffer to minimize the dominant feeling of the automobile along the street. Continuous

parking stalls may be interrupted by landscaped islands no more than 10 stalls apart. Parking lots are encouraged to be interconnected rather than separated for each building. Separated parking lots encourage customers to drive from store to store. Parking lots shall not be visible from the Euclid Avenue corridor.

## 6.5 SERVICE AND STORAGE AREAS

Loading areas and storage areas are to be located behind or to the side of buildings (West side) siting onto Emporia Street. These features must be screened with walls and landscaping as much as possible from public view of streets, residences, and pedestrian walkways. Loading areas and storage areas should not conflict with pedestrian walkways.

## 6.6 REFUSE CONTAINERS

Refuse containers and equipment shall be easily accessed by service vehicles. Service facilities such as trash enclosures, loading zones and yard areas shall be designed, located and oriented to have a minimal visual impact on the development within the PUD area. Trash enclosures shall be designed to coordinate with the architecture, colors and materials of the style of the development and shall be located to provide adequate access for trash pickup without encroaching on access drives or landscaped areas. Trash enclosures shall be designed and constructed with a solid roof cover which shall also be designed to match the architecture of the development. The enclosure may be designed to be incorporated into the building, subject to City review/approval, in order to scree the enclosure appropriately.

## 6.7 SIDEWALKS

Sidewalks shall be located along natural pedestrian travel paths. Sidewalks should be a minimum of 5’ wide along pedestrian pathways.

## 6.8 ARCHITECTURAL CHARACTER\DETAILS

The project area is located within Ontario’s historic downtown area and shall comply with the Downtown Ontario Design Guidelines. The Downtown Ontario Design Guidelines were adopted in 1998 to guide the physical revitalization of Ontario’s historic downtown. The Guidelines provide architectural and design principals, as well as design concepts for downtown districts. The project area is located within the Education Center, a mixed-use area with a focus on commercial, retail, public, and educational uses.

The design principles and desired architectural features for the mixed-use blocks are derived from the architectural style and elements set forth in Section 3.5.3 of the Downtown Design Guidelines, with respect to storefront modulation, entrances, roof design, mechanical equipment, building elements (cornices, storefront frame, mid-floor panel, transom windows, bulkheads), awnings, materials and colors. Those guidelines, together with the following, shall be incorporated into the Development Plans and Certificates of Appropriateness for each block, subject to final interpretation by the Planning/Historic Preservation Commission and City Council.

Architectural Character

- Create an architectural character that compliments the various styles within the historic downtown by using similar proportions, building details and building material.
- New buildings should appear to fit in contextually with existing historic buildings by using similar proportions, articulation, building details and building material.
- The overall character should feel like a modern interpretation of a traditional American small town.
- Create compatibility between the mixed-use architecture and the residential architecture within the downtown area; the introduction of unifying elements such as similar materials and colors should be considered; however, "sameness" is discouraged.

Massing & Scale

- Employ simple, yet varied massing, with wall openings that create shadow line and provide visual relief. Monolithic buildings and extensive blank wall surfaces are not allowed.
- Emphasize massing and height of corner elements
- Building increments should be a maximum of 50 feet in width. Buildings that exceed fifty
- (50) feet of frontage should use various architectural devices to replicate the building increments and pattern of the existing downtown including horizontal breaks and offsets every 25 to 50 feet
- The upper portion of the buildings should reflect the same increment of articulation as the ground level (storefront level)
- The cornices and moldings at the top of facades should also reflect the vertical massing (increments) of the building
- Use strong and identifiable building forms to demarcate street intersections for instance, a taller building mass, tower element/clock tower, or cupola may be considered.
- Where adjacent buildings will be of varying heights, they should be sensitively designed to promote a compatible transition in massing and avoid abrupt changes in scale along the streetscape.

Articulation & Fenestration

- Design buildings with 3-dimensional quality; building facades should be based upon a pleasing set of proportions and a clear pattern of building openings.
- Differentiate between the base, middle and top levels of a building; for instance, street-oriented shops may feature a 1) a bulkhead; 2) display windows; and 3) transom and detailed cornice.
- Avoid monotonous or blank facades on a building; buildings shall be articulated on all sides. Use fenestration (windows and doors), as well as changes in wall plane, material, texture, color, etc. to create shadow lines and articulate building walls.
- Provide highly visible public entrances, preferably oriented to streets and outdoor spaces; shop entrances may be clearly expressed with recesses, overhangs, special materials, and/or detailing.

- Require a high degree of street level transparency, especially along sidewalks, important outdoor spaces and heavily trafficked areas; the use of reflective, opaque, and darkly tinted glass should be restricted.

Architectural Details

- Use architectural details to enhance a building's appearance. Careful detailing is especially appropriate at the base of buildings, along cornices, eaves, parapets or ridge tops, and around entries and windows.
- Incorporate human-scaled details such as canopies and awnings, transparent windows and windows displays. These are required at public entrances and along heavily trafficked outdoor areas.
- Design architectural features and details as an integral part of the building; architectural features, including canopies and awnings, should not appear "tacked-on."

Storefront Guidelines

- Storefronts should provide an individual look for each store or establishment while still blending in with the overall design.
- Storefronts shall incorporate high quality building materials. A durable base material (18 inches high min.) such as brick, tile, exterior cement plaster, or pre-cast architectural concrete shall be used. Storefront glazing and exterior plaster shall not terminate at the ground plane.
- Storefront glazing shall be clear glass to permit clear views into the interior space. The amount of such glass shall provide a balance between high visibility into the store interior and architectural character/quality.
- Entrance doors shall be of a traditional style and transparent as possible; however, an all glass door is prohibited.
- No part of any open doors shall extend into the public right-of-way.
- Storefront openings should not exceed 30 feet in width without the interruption of a vertical building element (column or wall).
- Storefront openings may extend up to 16 feet in height; the height should range from 8 to 16 feet.

Materials & Colors

- Use materials that exhibit permanence and quality, and that unify a building's appearance on all sides; materials and colors should accentuate the architectural details of the building and promote visual harmony. Brick, tile, pre-cast architectural concrete, wood, stone veneers or stucco are preferred.
- To create visual interest, use at least 3 different building materials on building facades. Materials may be used to highlight a building entrance or distinguish the building base.
- Any awnings shall be comprised of durable, heat, dust and mildew-resistant canvas materials that are designed to withstand the rigors of the Ontario climate. Vinyl or other shiny materials are prohibited. However, canopies are preferred over awnings.

Roofs/Rooftop Equipment

- Express roofs in a visually interesting manner that complements the composition of the building and surrounding area, (i.e., use sculpted roof forms or a strong and attractively detailed cornice).
- Locate and/or screen rooftop equipment, including ladders and antenna devices, so that it is not visible from streets and adjacent buildings; methods of rooftop screening should be integral to the building's form.
- All mechanical units shall be screened from public view and from adjacent existing buildings (preferably with roof forms).
- When roof decks and mechanical units are visible from adjacent developments, they should be as unobtrusive as possible and painted to match finish roof material.

## 6.9 OUTDOOR DINING AREAS

Outdoor dining areas adjacent to a street level eating or drinking establishment are encouraged along Emporia Street and Euclid Avenue. Any such areas shall be designed in accordance with the provisions set forth in Section 2A.7 of the Downtown Ontario Design Guidelines, plus any additional features that may be required as part of on-sale alcoholic beverages. Outdoor dining along Euclid Avenue, if proposed within the rights-of way, will require an agreement with the California Department of Transportation, since this is street is within a State right-of-

## 6.10 SIGNS

All commercial signs shall be designed in accordance with the criteria set forth in Section 2C of the Downtown Ontario Design Guidelines.

## 6.11 LIGHTING

All lighting of facades, decorative fixtures, store window interiors, awnings, and signs shall be designed in accordance with the criteria set forth in Section 2D of the Downtown Ontario Design Guidelines.

On-site lighting must be directed away or shielded from adjacent streets, and adjacent properties. All exterior lighting shall be of an indirect nature, coming from under eaves and canopies, or at ground level, with in landscaped areas.

Exterior lighting fixtures should be a decorative and reinforce the architectural style of the building.

Light standards less than 15 FT in height (including lighting bollards) should illuminate all street sidewalks and connecting walkways and are encouraged throughout the project.

# 7. HISTORIC PRESERVATION

## 7.1 HISTORIC CONTEXT AND BACKGROUND

The project area that comprises the PUD established by this document is located within the City's Historic Downtown District. Founded by the Chaffey Brothers in the 1880's, Ontario was a coined a "model irrigation colony" by an Act of Congress in 1904. The Chaffey Brothers bought 6,218 acres of the Cucamonga Ranch in 1882 after the Southern Pacific Railway extended its service to the west. Approximately 640 acres were set aside for the community of Ontario, with half of that endowed to the Chaffey Agricultural College. The rest of the acreage was utilized as agricultural land. The primary feature of the Chaffey city plan was the two-hundred-foot-wide Euclid Avenue. Several innovations included the provision for water rights for each landowner, electric lights, and an electric railway. The gravity Mule Car that ran along the length of Euclid from 1888 to 1895 provided interest to its visitors as did the historic fountain that displayed Ontario's water supply system. The median still exists today and has been a center of public activity since its inception. The present downtown took shape from the original irrigation system and land subdivision pattern established by the Chaffey Brothers in the 1880's as it grew evenly northwards away from the railroad lines. The area within the current Downtown almost exactly matches the original boundaries of the Model Colony.

As a part of the recognition of Ontario's rich heritage, the City Council in July 1991 adopted a Historic Preservation Ordinance. The purpose of the Ordinance was:

1. To safeguard the City's unique historical heritage as embodied and reflected in the City's architectural history and patterns of cultural development;
2. To foster civic and neighborhood pride and a sense of identity based on the recognition and use of Historical Resources; and
3. To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the City's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment.

The PUD area has side street frontage along Euclid Avenue. The public right-of-way of Euclid Avenue from Philadelphia Street to the I-10 was designated as Local Landmark No. 67 on January 16, 2001 by the Ontario City Council. On August 10, 2005, the public right-of-way of Euclid Avenue from Philadelphia Street in Ontario to 24th Street in Upland was listed on the National Register of Historic Places as a significant cultural landscape. The public right-of way includes north and south bound streets, sidewalks, light fixtures, parkways, median, trees, and stone and concrete curbs and gutters. Contributing character-defining features include the 60-foot wide median, historic rock curb, scored sidewalks, King standard light posts, double planting of California pepper trees (Schinus molle), silk oaks trees (Grevillea robusta), and other mature vegetation such as deodar trees (Cedrus deodara) and Canary Island palms (Phoenix canariensis). All proposed developments within the PUD area will require a Certificate of Appropriateness to

ensure alterations and building forms (design, scale/massing and site layout) are appropriate to the character of the historic Euclid Avenue frontage (Right-of-way).

## 7.2 EXISTING HISTORIC RESOURCES

The PUD area does not contain any potential or proposed historic resources. However, the area is located within the Proposed Downtown Historic District. As such, a Certificate of Appropriateness will be required with all proposed developments within the PUD area to ensure no adverse impacts to the proposed and designated historic resources occur as a result of development. Infill and new construction, including building forms (design, scale/massing and site layout) and architectural elements, shall be developed in a manner that adheres to the Secretary of Interior Standards for the Treatment of Historic Resources, the City of Ontario Development Code, and the Ontario Design Guidelines.

# 8. ADMINISTRATION

## 8.1 ITEMS NOT ADDRESSED IN PUD

Any terms, requirements, or regulations not addressed within the PUD document shall be governed by the City of Ontario Development Code, the regulations of the Mixed-Use zones and City Standards.

## 8.2 DEVELOPMENT APPLICATIONS

Development Plans for the development of each individual parcel within the PUD area, along with fees and other required items, shall be submitted for review and approval per the requirements contained in Chapter 2, *Administration and Procedures,* of the City of Ontario Development Code and the General Application.

## 8.3 ADMINISTRATIVE EXCEPTIONS

Deviation from the development standards set forth in this document may be granted up to a maximum of ten (10%) percent by the Zoning Administrator. Any deviation that is greater than (10%) percent shall require Variance approval.